

# Chapter 900 Site Specific Amendments

## 900.1 General

### (1) Site Specific Regulations in Conflict with Other Provisions

Chapter 900 Site Specific Amendments contain exceptions listed by number according to the zone designated for a property. The exception number is the “x” number referred to in the zone label found on the Zoning By-law Map. The numbered exceptions in Chapter 900 may consist of one or more of the following:

- (A) a site specific amendment pertaining to the property with the “x”;
- (B) a reference to Ch. 950 Prevailing By-laws indicating that the property with the “x” has a prevailing by-law associated with it which is found by property address in Chapter 950 under the by-law of the former municipality; or
- (C) a reference to Ch. 955 Prevailing Sections indicating that the property with the “x” has a prevailing section associated with it which is found by property address in Chapter 955.

### (2) Site Specific Regulations in Conflict with Other Provisions

- (A) If there is a conflict between the regulations of a site specific amendment in Chapter 900 Site Specific Amendments and the applicable regulations in the rest of this By-law, other than Chapter 550 Holding Provision By-laws - Section 36, Chapter 700 Non-conformity/Non-compliance, Chapter 950 Prevailing By-laws and Chapter 955 Prevailing Sections, the regulations of the site specific amendment govern.
- (B) If there is a conflict between the regulations of a site specific amendment in Chapter 900 Site Specific Amendments and the applicable regulations in Chapter 950 Prevailing By-laws or Chapter 955 Prevailing Sections, as they existed on the date of enactment of this By-law, the conflict shall be resolved by retaining the order of priority that existed on the date of enactment of this By-law.

## 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

#### (1) Exception R 1

The lands subject to this exception must comply with the following:

- (A) an office is a permitted use.

#### (4) Exception R 4

A private racquet **club** and office uses are also permitted at 30 and 40 Price **Street**.

#### (5) Exception R 5

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house; and
- (C) A **duplex** may be attached to one other **duplex** on the adjacent **lot**;
  - (i) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- (D) A **detached house** may provide 3 or more **dwelling units** subject to:
  - (i) the house is at least 40 years old,
  - (ii) the house contains a residential **gross floor area** of at least 460 square metres

- (iii) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
- (iv) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(6) Exception R 6

The lands subject to this exception must comply with the following:

(A) a **hospital** is a permitted use, if:

- (i) the height of the **building** does not exceed 30.5 metres; and
- (ii) an area of no less than 465 square metres is maintained as **landscaped** open space that extends along the northerly limit of Grosvenor Street for a distance of not less than 23.0 metres..

(B) **public parking** as a principal use in a **building** or **structure** is not a permitted.

(7) Exception R 7

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(8) Exception R 8

The lands subject to this exception must comply with the following:

- (A) 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 Avenue West; and
- (B) a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, library, **museum**, or **art gallery** is not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(9) Exception R 9

The lands subject to this exception must comply with the following:

- (A) 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 Avenue West; and
- (B) a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, library, **museum**, or **art gallery** is not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West.
- (C) the minimum **lot area** is 900 square metres.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(11) Exception R 11

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not a permitted.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:



- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(12) Exception R 12

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(13) Exception R 13

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(14) Exception R 14

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is the only permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(15) Exception R 15

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office or retail and service use is not a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation

are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(16) Exception R 16

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:

- (i) 9 metres if it contains a **detached house**.

(17) Exception R 17

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached**

**house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) A private racquet **club** and office uses are also permitted at 30 and 40 Price **Street**.

(18) Exception R 18

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(19) Exception R 19

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
  - (i) it existed on the **lot** on December 13, 1993; and
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
  - (i) it existed on the **lot** on December 13, 1993;
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
  - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(20) Exception R 20

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and
- (B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or



- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(21) Exception R 21

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **bake shop**, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
  - (i) the **front lot line** is on either King Street West or Bathurst Street;
  - (ii) the use is located only on the **first floor**; and
  - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (B) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (C) An **ancillary outdoor patio** in association with a use stated in (A) is not permitted, unless it is located:
  - (i) between the front **main wall** of the **building** and the **front lot line**; or
  - (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(22) Exception R 22

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(23) Exception R 23

The lands subject to this exception must comply with the following:

- (A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the

minimum **rear yard setback** is 12.0 metres.

- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(24) Exception R 24

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use in a **building** that existed on May 1, 1979.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(25) Exception R 25

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **eating establishment** other than a lunchroom, tearoom, dairy bar, and refreshment room or stand is permitted; and
- (B) on a **lot**, a **take-out eating establishment** or a caterer's shop are not permitted uses.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) 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**.

- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (G) On a **lot**, a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
  - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
  - (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (G); and
  - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (J), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (J), below.
- (J) In addition to the requirements of the R zone, the uses described in (I), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(26) Exception R 26

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(27) Exception R 27

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
  - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(28) Exception R 28

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) The maximum permitted **gross floor area** of a **residential building** or **structure** is 1.5 times the area of the **lot**, unless 25% of the **dwelling units** on the **lot** are assisting housing units, in which case the maximum **gross floor area** may exceed 1.5 times the area of the **lot**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:



- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(29) Exception R 29

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(30) Exception R 30

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **post-secondary school** known as the University of Toronto Institute of Child Study is a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(31) Exception R 31

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **residential building** is not required to comply with Section 5.10.40.1 (2), the applicable **front yard setback**, and the applicable **building depth** provisions;
- (B) on a **lot**, no **building** is closer than 2.0 metres for a **lot line** that abuts Gerrard Street East;
- (C) on a **lot**, no **residential building** may exceed a **building length** of 14.0 metres; and
- (D) a **lot** must front on a **street**, other than a public **lane**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(32) Exception R 32

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office is a permitted use, provided:
  - (i) the use is restricted to the **basement** and **first floor** of a **residential building**;
  - (ii) required **parking spaces** are provided within 300 metres of the **lot** at a 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**.

(33) Exception R 33

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building or structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building or structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On a **lot**, a **community centre** is a permitted use.

(34) Exception R 34

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (35) Exception R 35

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On a **lot**, a **community centre** is a permitted use.

(36) Exception R 36

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(38) Exception R 38

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

(39) Exception R 39

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law, and
- (B) for lands municipally known as 80 and part of 100 Turnberry Avenue, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 153-2005, as amended.

(40) Exception R 40

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.
- (B) On a **lot**, a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses provided that:
  - (i) the use is within a wholly enclosed **building**; and
  - (ii) there is no outdoor storage of raw materials associated with these uses.
- (C) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(41) Exception R 41

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **group home** or a **residential care home** are permitted uses.

(42) Exception R 42

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **manufacturing use** involving forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenter's or garden hand tools, light electrical equipment, jewellery or other small wares or small parts including therein a casting operation is a permitted use, provided:
  - (i) the **floor space index** does not exceed 4.0; and
  - (ii) the height of the **building** does not exceed four storeys.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(43) Exception R 43

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** and a **vehicle** service station are permitted uses.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (D) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (E) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

**(1) Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

**(2) Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

**(44) Exception R 44**

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **financial institution** is a permitted use.
- (B) On a **lot**, 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 Avenue West; and
- (C) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(45) Exception R 45

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **personal service shop, dry cleaning shop, financial institution, post office, service shop, day nursery, and place of assembly** is a permitted use, provided:
  - (i) the use is located on the **first floor** of the **building**;
  - (ii) the non-residential **gross floor area** pertaining to the use does not exceed 1.0 FSI;
  - (iii) where in combination with permitted residential uses, the combined residential and non-residential **gross floor area** does not exceed 1.5 FSI and the residential **gross floor area** does not exceed 1.0 FSI.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**



## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (46) Exception R 46

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **personal service shop**, dry cleaning shop, **financial institution**, post office, **service shop**, **day nursery**, and **place of assembly** is a permitted use, provided:
  - (i) the use is located on the **first floor** of the **building**;
  - (ii) the non-residential **gross floor area** pertaining to the use does not exceed 1.0 FSI;
  - (iii) where in combination with permitted residential uses, the combined residential and non-residential **gross floor area** does not exceed 1.5 FSI and the residential **gross floor area** does not exceed 1.0 FSI.
- (B) On a **lot** a **laboratory** is a permitted use.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(47) Exception R 47

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) an office is a permitted use.

(48) Exception R 48

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **club** is a permitted use if
  - (i) the **floor space index** of non-residential uses does not exceed 3.0;
  - (ii) the height of the **building** does not exceed 14.0 metres.
- (B) The maximum **building length** is 14.0 metres.
- (C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- (D) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- (E) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- (F) A **detached house** may provide 3 or more **dwelling units** subject to:
  - i) the house is at least 40 years old,
  - ii) the house contains a residential **gross floor area** of at least 460 square metres
  - iii) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - v) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(49) Exception R 49

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(50) Exception R 50

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle fuel station** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(51) Exception R 51

The lands subject to this exception must comply with the following:

- (A) On a **lot** the residential use that existed on October 3, 1983 is permitted if the **building** that existed on October 3, 1983 has not been enlarged.

(52) Exception R 52

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **holistic centre** is a permitted use

(53) Exception R 53

The lands subject to this exception must comply with the following:

- (A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(54) Exception R 54

The lands subject to this exception must comply with the following:

(A) On a **lot**, **apartment buildings** are a permitted use provided:

- (i) the **lot coverage** does not exceed 15.4%;
- (ii) the **building** height does not exceed 11 ½ storeys;
- (iii) the **front yard setback** of the **building** is not less than 6.0 metres;
- (iv) the north **side yard setback** of the **building** is not less than 20.0 metres;
- (v) the **rear yard setback** of the **building** is not less than 10.0 metres;
- (vi) 120 **dwelling units** have a minimum **interior floor area** of 55 square metres;
- (vii) 36 **dwelling units** have a minimum **interior floor area** of 83.5 square metres; and
- (viii) a parking facility containing 117 **parking spaces** is provided on the **lot**.

(55) Exception R 55

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** is permitted as an **ancillary** use.

(56) Exception R 56

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** is permitted as an **ancillary** use.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(57) Exception R 57

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.

(58) Exception R 58

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.
- (C) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.
- (D) On a **lot**, **open storage** is not a permitted use.

(59) Exception R 59

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) On a **lot**, a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.
- (C) On a **lot**, **open storage** is not a permitted use.

(60) Exception R 60

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a medical and professional office **building** is a permitted use provided:
  - (i) the **lot coverage** does not exceed 50%;
  - (ii) the **building** height does not exceed 10.7 metres;
  - (iii) the **front yard setback** of the **building** is not less than 9.1 metres;
  - (iv) the east **side yard setback** of the **building** is not less than 6.4 metres;
  - (v) parking is provided on the **lot** at a rate of 1 **parking space** for every 46 square metres of **interior floor area**; and

(vi) no **vehicle** access to or from the on site parking is by way of Glengarry Avenue.

(61) Exception R 61

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office is permitted, if:

- (i) it is located in the **basement** or **first floor** of the **residential building** that existed on the site 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) the front of the **building** is not altered to not appear as a **semi-detached house**.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(62) Exception R 62

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office is a permitted use, if is in a **building** that existed on the day of the passing of this By-law.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(63) Exception R 63

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office for a doctor is a permitted use, if:

- (i) the use does not exceed an FSI of 3.0; and
- (ii) the **building** provides the required yard setbacks established by the zone.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(64) Exception R 64

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** with an **ancillary eating establishment** is a permitted use provided:
  - (i) the **ancillary eating establishment** is completely contained within the **apartment building** with no direct access to the **street**;
  - (ii) the **ancillary eating establishment interior floor area** does not exceed 52 square metres;
  - (iii) no signage or notice of the **ancillary eating establishment** is displayed on the exterior of the **apartment building**; and
  - (iv) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the **ancillary eating establishment**, and the spaces are clearly so designated.
- (B) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (D) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (E) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or



- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(65) Exception R 65

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(66) Exception R 66

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(67) Exception R 67

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached**

**house, or a townhouse; or**

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** east of Inglewood drive is:

- (i) 5 metres if it contains a **detached house**;
- (ii) 10 metres if it contains a **semi-detached house**;
- (iii) 5 metres if it contains a **duplex**;
- (iv) 5 metres if it contains a **triplex**;
- (v) 10 metres if it contains a **fourplex**; and
- (vi) 5 metres for any other **building** type.

(68) Exception R 68

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, an office of a doctor, a **student residence**, or a **nursing home** is not a permitted use.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(69) Exception R 69

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **club**, bake-shop, caterer's shop, **take-out eating establishment**, place of amusement, **vehicle service shop**, **vehicle** repair, **vehicle fuel station**, **vehicle washing establishment**, **public parking**, or **vehicle depot** are not permitted uses; and
- (D) on a **lot**, an **eating establishment** is a permitted use, subject to the conditions that no single **eating establishment** may exceed 200 square metres in **interior floor area** and the total of all **eating establishments** on the **lot** cannot exceed 400 square metres in **gross floor area**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (J), below.

(F) In addition to the requirements of the R zone, the uses described in (I), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(70) Exception R 70

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(71) Exception R 71

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, **public parking** is a permitted use.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

- Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(72) Exception R 72

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.



(73) Exception R 73

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(74) Exception R 74

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (H), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(75) Exception R 75

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;

- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(76) Exception R 76

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:

- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(77) Exception R 77

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on

January 31, 1976.

- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a)

above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(78) Exception R 78

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (F) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(79) Exception R 79

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the

following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(80) Exception R 80

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(81) Exception R 81

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

- (B) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **nightclub** is a permitted use, subject to the following:
  - (i) the use may not involve an **outdoor patio** that is located between the rear wall of the **building** and a **lot line** that is within 10 metres of a **lot** within a R zone category.
- (C) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) 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**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(82) Exception R 82

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition



A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(83) Exception R 83

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(84) Exception R 84

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(85) Exception R 85

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) On a **lot**, a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
  - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
  - (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (E); and
  - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (H), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (H), below.

(H) In addition to the requirements of the R zone, the uses described in (G), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(86) Exception R 86

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(87) Exception R 87

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, a use permitted in an O zone, a **detached house**, semi **detached house**, **townhouse**, office or studio is permitted.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(88) Exception R 88

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(89) Exception R 89

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(90) Exception R 90

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(91) Exception R 91

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(92) Exception R 92

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(93) Exception R 93

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(94) Exception R 94

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(95) Exception R 95

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot, a building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(96) Exception R 96

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principal **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principal **building** and the **rear lot line**.

(97) Exception R 97

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and



(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(98) Exception R 98

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.

(99) Exception R 99

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(C) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(D) On a **lot, a building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(100) Exception R 100

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a parking facility is only permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;

(ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(C) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(D) On a **lot, a building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
  - (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (D); and
  - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (E) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (D) and complying with (i), (ii) and (iii) of (D).

(101) Exception R 101

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **residential building** with two **dwelling units** is a permitted use.

(102) Exception R 102

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(103) Exception R 103

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(104) Exception R 104

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-street parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) 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**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (G) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (H), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (H), below.

(H) In addition to the requirements of the R zone, the uses described in (G), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(105) Exception R 105

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) On a **lot**, the maximum **interior floor area** used for an **amusement arcade**, **recreation use**, **eating establishment**, or any combination of these uses is 400 square metres.

(106) Exception R 106

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house** is permitted to be located with a **lot frontage** that is less than that required by the area specific minimum **lot frontage** for this use.

(107) Exception R 107

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is a permitted use.
- (B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.

(109) Exception R 109

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use.

(110) Exception R 110

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-retail commercial uses are permitted if the number of **parking spaces** that existed on the **lot** on May 30, 1983 is not reduced.

- (B) On a **lot**, a residential use is permitted if:
  - (i) the **floor space index** does not exceed 2.25;
  - (ii) the height of the **building** does not exceed 26.0 metres;
  - (iii) the **building** will have a minimum southerly **lot line** setback of 6.0 metres, a northerly **lot line** setback of 7.6 metres, a westerly **lot line** setback of 4.5 metres, and a easterly **lot line** setback of 2.3 metres;
  - (iv) the **building** will have a maximum southerly **lot line** setback of 37.6 metres, excluding ventilation shafts or stairwells or similar openings; and
  - (v) a minimum of 35 per cent of the **lot** shall be used for **soft landscaping**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(111) Exception R 111

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-retail commercial uses are permitted in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(112) Exception R 112

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **retail store** that is a variety or smoke shop is permitted if it is located on the ground floor in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(113) Exception R 113

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a monastery is permitted if it is located in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(114) Exception R 114

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (B) On a **lot**, a Tong House is a permitted use; and
- (C) 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.
- (D) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are

also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(115) Exception R 115

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not a permitted.
- (B) On a **lot, a nursing home, residential care home, retirement home, or seniors' community house** is a permitted use.

(116) Exception R 116

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-retail commercial uses are permitted without required **loading spaces** if the total **interior floor area** of such uses does not exceed 657 square metres.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not a permitted.

(117) Exception R 117

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(118) Exception R 118

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:



(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) an office is a permitted use;

(D) On a **lot**, a **custom workshop**, artist's studio, office, an office for a real estate brokerage, property management and appraisal, or **ancillary showroom** is a permitted use.

(119) Exception R 119

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **building** supply yard is a permitted use.

(120) Exception R 120

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **production studio** is a permitted use.

(121) Exception R 121

The lands subject to this exception must comply with the following:

(A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:

- (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
- (ii) 0 **parking spaces** in all other cases.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (122) Exception R 122

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **lot area** of 207 square metres or less also contains a **building** that existed on July 9, 1991 the **parking space** requirement is:
  - (i) 1 **parking space** if it contains 4 or more **dwelling units**; and
  - (ii) 0 **parking spaces** in all other cases.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

### (123) Exception R 123

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall

continue to be a permitted use, so long as:

- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.

(124) Exception R 124

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(125) Exception R 125

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(126) Exception R 126

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(127) Exception R 127

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (E) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(128) Exception R 128

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (B) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(129) Exception R 129

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(130) Exception R 130

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.

(131) Exception R 131

The lands subject to this exception must comply with the following:

- (A) All permitted non-residential uses do not exceed a **floor space index** of 2.0.

(132) Exception R 132

The lands subject to this exception must comply with the following:

- (A) All permitted non-residential uses do not exceed a **floor space index** of 2.0.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached**

**house, or a townhouse; or**

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(133) Exception R 133

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.

(134) Exception R 134

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

- (C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse; or**
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse; or**
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or



- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(135) Exception R 135

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(136) Exception R 136

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(137) Exception R 137

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst **Street**.

(138) Exception R 138

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(139) Exception R 139

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, a **semi-detached house** or **fourplex** is not a permitted use
- (C) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (D) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(140) Exception R 140

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst **Street**.

(141) Exception R 141

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use with a maximum of 1.51 FSI.

(142) Exception R 142

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **nursing home** is a permitted use, provided:
  - (i) the **building** does not exceed 2 storeys in height;
  - (ii) the maximum **lot coverage** is 35%; and
  - (iii) the minimum **side yard setback** is 7.5 metres; and
  - (iv) the minimum **rear yard setback** is 12.0 metres.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(143) Exception R 143

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and

- (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(144) Exception R 144

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(145) Exception R 145

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(146) Exception R 146

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (C) in a **building** or **structure** that is on a **lot**;
- (E) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club**, **recreation use**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (F) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principal **building** and the **rear lot line**.
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (G) in a **building** or **structure** that is on a **lot**;
- (I) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club**, **eating establishment**, or **take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (J) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principal **building** and the **rear lot line**.

(147) Exception R 147

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
  - (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

- (B) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres.

(148) Exception R 148

The lands subject to this exception must comply with the following:

- (A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:
- (i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and
  - (ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) On a **lot**, the maximum **interior floor area** of a **building** used for a **club, amusement arcade, recreation use, eating establishment, take-out eating establishment** or any combination of these uses is 200 square metres; and
- (E) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(149) Exception R 149

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a use that exists since July 26, 1994 is a permitted use;
- (B) Where an addition to a use in (A) is made, the **gross floor area** of the addition may increase by an amount 25 percent greater than what was lawfully established on the **lot** on July 20, 1993; and
- (C) In the case of the replacement of the existing **building**, Clause 700.20 shall apply for any use that existed other than a residential use.
- (D) On a **lot**, a **vehicle fuel station, vehicle service shop, vehicle repair shop, public parking, vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (E) A **financial institution, brew-on premises, caterer's shop, dry cleaning establishment, personal service shop, eating establishment, take-out eating establishment, service shop, or ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.

(150) Exception R 150

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a food manufacturing, clothing manufacturing, wood product manufacturing, and packaging of any goods is a permitted use.
- (B) On a **lot**, no **building** or **structure** shall exceed 4.0 metres in height within 7.5 metres of a **lot line** abutting Ripley Avenue; and
- (C) Use any roof of any **building** for any purpose other than those items permitted under Section 5.10.40.10 (4).
- (D) On a **lot**, a **vehicle service shop, vehicle repair shop, vehicle fuel station, vehicle washing establishment, club, community centre, entertainment place of assembly, vehicle depot, fabricated metal manufacturing, and a production studio** is not a permitted use; and
- (E) the maximum **interior floor area** used for an **eating establishment** is 200 square metres.

(151) Exception R 151

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** or **structure** that existed on May 30, 1994 may have a height greater than 9.0 metres.
- (B) On a **lot**, an **apartment building** is not a permitted use; and

(C) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.

(153) Exception R 153

The lands subject to this exception must comply with the following:

(A) On or between the odd numbered addresses of 315 - 329 ALBANY AVE, the applicable prevailing by-law in Article 950.50.1, being the former City of Toronto by-law 130-92, as amended.

(154) Exception R 154

The lands subject to this exception must comply with the following:

(A) On a **lot**, parking is permitted for a **lot** located in another zone.

(155) Exception R 155

The lands subject to this exception must comply with the following:

(A) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and

(B) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(156) Exception R 156

The lands subject to this exception must comply with the following:

- (A) On a **lot**, live-work units are permitted uses in **buildings** or **structures** that existed after August 15, 1995 up to a maximum of 1.5 FSI; and
- (B) On a **lot**, live-work units are permitted uses in **building** or **structures** that existed in 1994.
- (C) On a **lot**, a bake shop, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
- (i) the **front lot line** is on either King Street West or Bathurst Street;
  - (ii) the use is located only on the **first floor**; and
  - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (D) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (E) An **ancillary outdoor patio** in association with a use stated in (C) is not permitted, unless it is located:
- (i) between the front **main wall** of the **building** and the **front lot line**; or
  - (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.

(157) Exception R 157

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **retirement home** maintained by the Salvation Army is a permitted use, provided:
- (i) the **rear yard setback** of the **building** is a minimum of 30.0 metres from Millwood Road;
  - (ii) no **vehicle** access to the **lot** is provided by way of Millwood Road.
- (B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(158) Exception R 158

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(159) Exception R 159

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building**, **duplex**, **triplex**, or **townhouse** is not a permitted use, 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**.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(160) Exception R 160

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(161) Exception R 161

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(162) Exception R 162

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.



- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition. A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(163) Exception R 163

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(164) Exception R 164

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **private school** is a permitted use.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(165) Exception R 165

The lands subject to this exception must comply with the following:

(A) On a **lot**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(166) Exception R 166

The lands subject to this exception must comply with the following:

(A) On a **lot**, parking for the permitted uses shall be provided on the **lot**, provided:

(i) no **parking space** is within 6.0 metres of the **lot line** abutting Shuter Street;

(ii) an minimum of 3 **parking spaces** for every 4 **dwelling units** are provided.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

For the purposes of this provision, the area that this exception pertains to shall be considered to be one **lot**.

(167) Exception R 167

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **residential building** is not required to comply with Section 5.10.40.1 (2), the applicable **front yard setback**, and the applicable **building depth** provisions;

(B) on a **lot**, no **building** is closer than 2.0 metres for a **lot line** that abuts Gerrard Street East;

(C) on a **lot**, no **residential building** may exceed a **building length** of 14.0 metres; and

(D) a **lot** must front on a **street**, other than a public **lane**.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(168) Exception R 168

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(169) Exception R 169

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(170) Exception R 170

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** containing office use is permitted provided:
  - (i) the height of the **building** does not exceed 11.0 metres;
  - (ii) the **front yard setback** of the **building** is not less than 9.0 metres;
  - (iii) the minimum **soft landscaped** open space is 220 square metres;
  - (iv) a minimum of 7 **parking spaces** are provided on the **lot**; and
  - (v) no **vehicle** access to or from the **lot** is provided from Glengarry Avenue

(171) Exception R 171

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle dealership** and **ancillary showroom** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a)

above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(172) Exception R 172

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **ancillary retail store** and **ancillary** dry cleaning depot is permitted provided:
  - (i) it does not exceed 37 square metres of **interior floor area** located on the ground floor of the **building**;
  - (ii) the entrance to the **ancillary** uses is only internal to the **building**;
  - (iii) no portion of the exterior of the **building** or windows can be used for signage for the **ancillary** uses.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(173) Exception R 173

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **eating establishment**, **take-out eating establishment**, office, **art gallery**, **museum**, **place of assembly**, and **private school** are permitted uses.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(175) Exception R 175

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **education use** by George Brown College is a permitted use provided the **floor space index** of the **building** does not exceed 3.5.
- (B) On a **lot**, **public parking** as a principal use in a **building or structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(176) Exception R 176

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or a mixed use **building** is permitted may have a **floor space index** greater than 1.0 or a height greater than 12.0 metres, provided:
  - (i) the **interior floor area** of the portion of the **building** containing **dwelling units** does not exceed a **floor space index** of 2.5;
  - (ii) the **interior floor area** of the portion of the **building** containing **dwelling units** has a **floor space index** that is not less than 1.5;
  - (iii) the **interior floor area** of the portion of the **building** used for non-residential purposes does not exceed a **floor space index** of 0.5;
  - (iv) the **building** has a minimum setback of 6.0 metres from the **front lot line** abutting Jarvis Street.
  - (v) the **building** has a maximum height limit of 9.0 metres for the portion of the **building** that is within 4.5 metres of the **side lot line** abutting Isabella Street for a distance of 24.0 metres as measured from the easterly **rear lot line**; and
  - (vi) a maximum of 45 degrees **angular plane**, angled upward and inward over the **lot**, measured at a line parallel to and 9.0 metres above the **side lot line** abutting Isabella Street for a distance of 6.0 metres easterly from the easterly limit of Jarvis Street and proceeding easterly from that line.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:



**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(177) Exception R 177

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **private school** or a **religious education use** is a permitted use.

(178) Exception R 178

The lands subject to this exception must comply with the following:

(A) On a **lot**, uses permitted under the Commercial-Residential zone category, other than **eating establishment, take-out eating establishment, drive-in eating establishment, caterer's shop, club, or entertainment place of assembly**, are permitted uses in **buildings or structures** that existed on June 30, 1978.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted

use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(179) Exception R 179

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **art gallery**, library, **museum**, public or separate school, **post-secondary school**, clinic, post office, **education use**, **hospital**, **religious education use**, or a **place of assembly** that is a union hall are permitted uses, provided the **gross floor area** of the **building** does not exceed the **gross floor area** that existed on the **lot** on June 30, 1978.
- (B) On a **lot**, a Tong House is a permitted use; and

- (C) 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.
- (D) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(180) Exception R 180

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:
  - (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
  - (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
  - (iii) The residential **detached house** is at least 20 years old;
  - (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
  - (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
  - (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.
- (B) On a **lot**, 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 Avenue West; and
- (C) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.

(181) Exception R 181

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:
  - (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard 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
  - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the

principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(182) Exception R 182

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:
  - (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard 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
  - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(183) Exception R 183

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **retail store** is a permitted use on the ground floor of the **building**
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) On a **lot**, **public parking** is a permitted use.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(184) Exception R 184

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use, provided:
  - (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;
  - (ii) the height of the **building** does not exceed 18.0 metres;
  - (iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(185) Exception R 185

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **hospital** is a permitted use, provided:

- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;
- (ii) the height of the **building** does not exceed 18.0 metres;
- (iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(186) Exception R 186

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **hospital** is a permitted use, provided:

- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** 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 **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.



- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(187) Exception R 187

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** and accessory uses are permitted in the **building** that existed on May 1, 1979.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on

January 31, 1976.

- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(188) Exception R 188

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is a permitted use, provided it is operated either by or on behalf of the owners of 331 and 349 Sherbourne Street.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(189) Exception R 189

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **dwelling units** in a **detached house** or **semi-detached house** are the only permitted uses; and

(B) **Ancillary** uses to those outlined in (A) shall also be permitted.

(C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 9 metres if it contains a **detached house**; and
- (ii) 15 metres if it contains a semi **detached house**.

(190) Exception R 190

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.

(192) Exception R 192

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(194) Exception R 194

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 10.5 metres if it contains a **detached house**;
- (ii) 21 metres if it contains a **semi-detached house**;
- (iii) 10.5 metres if it contains a **duplex**;
- (iv) 10.5 metres if it contains a **triplex**;
- (v) 21 metres if it contains a **fourplex**; and
- (vi) 10.5 metres if it contains a **townhouse** or **apartment building**.

(195) Exception R 195

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(196) Exception R 196

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(197) Exception R 197

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(198) Exception R 198

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(199) Exception R 199

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(200) Exception R 200

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot, a vehicle fuel station, vehicle washing establishment, vehicle service shop, vehicle repair shop, or public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(201) Exception R 201

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

- (B) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 200 square metres in **interior floor area** individually;
- (C) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, there is no more than one of the uses listed in (B) in a **building** or **structure** that is on a **lot**;
- (D) On a **lot** fronting on Bloor Street, Bathurst Street or Spadina Ave, a minimum of 3 per 100 square metres of **interior floor area** of a caterer's shop, **club, recreation use, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (E) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principal **building** and the **rear lot line**.
- (F) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a caterer's shop, **club, recreation use, place of assembly, entertainment place of assembly, eating establishment, or take-out eating establishment** are permitted uses, subject to the condition they cannot exceed 150 square metres in **interior floor area** individually;
- (G) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, there is no more than one of the uses listed in (F) in a **building** or **structure** that is on a **lot**;
- (H) On a **lot** fronting onto Harbord Street between Bathurst Street and Spadina Ave, a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** of a caterer's shop, **club, eating establishment, or take-out eating establishment** is provided within 300 metres of the **lot** in a defined parking facility permitted in the area or on the **lot**; and
- (I) An **ancillary outdoor patio** associated with an **entertainment place of assembly** may not be located between the rear wall of the principal **building** and the **rear lot line**.

(202) Exception R 202

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
  - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
  - (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (B); and
  - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (C) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (B) and complying with (i), (ii) and (iii) of (B).

(203) Exception R 203

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(204) Exception R 204

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres.

(205) Exception R 205

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, the minimum **front yard setback** is 4.87 metres.

(206) Exception R 206

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(207) Exception R 207

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 13.5 metres if it contains a **duplex**;
  - (iv) 13.5 metres if it contains a **triplex**;
  - (v) 30.0 metres if it contains a **apartment building**; and
  - (vi) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.

(208) Exception R 208

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **rear yard setback** is 12.0 metres; and
- (B) a minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, shall be used for **soft landscaping**.

(209) Exception R 209

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **rear yard setback** is 12.0 metres; and
- (B) a minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, shall be used for **soft landscaping**.
- (C) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.

(210) Exception R 210

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **recreation use**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club**, **amusement arcade**, **place of assembly**, **recreation use**, **entertainment place of assembly**, **eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.

(211) Exception R 211

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a bake shop, **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or any combination of these uses is 165 square metres for every **building** or **structure**;
- (B) An **eating establishment**, or **take-out eating establishment** must provide a minimum of 1 **parking space** for every 100 square metres of **gross floor area** on the **lot** and the space must be located on the **lot**; and
- (C) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, recreation use, entertainment place of assembly, eating establishment**, or **take-out eating establishment** may only have an **ancillary outdoor patio** if the patio is located between the main **front wall** of the principal **building** and the **front lot line**.

(212) Exception R 212

The lands subject to this exception must comply with the following:

- (A) An **apartment building, triplex** or **townhouse** are not permitted uses.

(213) Exception R 213

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (D) Permitted dwelling types include a **detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 12 metres if it contains a **detached house** or **duplex** house.

(214) Exception R 214

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (B) no **vehicle** may be parked within 6.0 metres of the **front lot line**.

(215) Exception R 215

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building, duplex, triplex**, or **townhouse** is not a permitted use, 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**.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(216) Exception R 216

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(217) Exception R 217

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(218) Exception R 218

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and

(C) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(219) Exception R 219

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(220) Exception R 220

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service**

**shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

- (C) On a **lot**, a **veterinary hospital, artist's studio, retail store, financial institution, personal service shop, holistic centre, pet services, art gallery, eating establishment, take-out eating establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(221) Exception R 221

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres.

(222) Exception R 222

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the **rear yard** for a depth of 7.5 metres from the **rear lot line**, will be **landscaping**.

(223) Exception R 223

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.

(224) Exception R 224

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **custom workshop, laboratory, artist's studio, production studio, printing establishment, club, art gallery, amusement arcade, hotel, recreational use, tourist home, funeral establishment, education use, veterinary hospital, holistic centre, vehicle fuel station, public parking, vehicle washing establishment, vehicle dealership, vehicle service shop, eating establishment, take-out eating establishment, retail store, personal service shop, retail service, pet services, service shop**, and software development processing are not permitted uses.
- (B) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.

(225) Exception R 225

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.

(226) Exception R 226

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a clinic, **eating establishment, take-out eating establishment, personal service shop, pet services, laboratory, production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service, retail store, vehicle dealership** or **holistic centre** is not a permitted use.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(227) Exception R 227

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West

inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993; and
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

(B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993;
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
- (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(228) Exception R 228

The lands subject to this exception must comply with the following:

(A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993; and
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

(B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993;
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
- (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.

(230) Exception R 230

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **eating establishment** or a **take-out eating establishment** is not a permitted use.

(232) Exception R 232

The lands subject to this exception must comply with the following:

(A) On a **lot**, **dwelling units** in an **apartment building**, **tourist home**, **club**, golf course, **art gallery**, **entertainment place of assembly**, post office, library, **retail store**, **pet services**, **take-out eating establishment**, **personal service shop**, **retail store**, **eating establishment**, **service shop**, **holistic centre**, **artist studio**, **performing arts studio**, office, **public parking**, **park**, and **ancillary showroom** are the only permitted uses.

(233) Exception R 233

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating**

**establishment, and funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(234) Exception R 234

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and  
(B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.

(235) Exception R 235

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **place of assembly, entertainment place of assembly, eating establishment, or recreation use** or any combination with these uses exceed 200 square metres; and  
(B) an **eating establishment** must provide a minimum of 1 **parking space** for every 33 square metres of **interior floor area**, either on the **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(237) Exception R 237

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.  
(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(238) Exception R 238

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house, semi-detached house, townhouse, park, or ancillary** uses are the only permitted uses.

(239) Exception R 239

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house, semi-detached house, townhouse, park, or ancillary** uses are the only permitted uses.

(241) Exception R 241

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for a **club, amusement arcade, recreation use, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment** or any combination with these uses is 300 square metres.  
(B) **Premises 628 Bloor Street West**, the maximum **interior floor area** used for an **eating establishment** is 440 square metres.

(242) Exception R 242

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club, amusement arcade, place of assembly, entertainment place of assembly, eating establishment, take-out eating establishment**, or a **recreation use** is not permitted, unless:  
(i) the lot's **front lot line** is on College Street;

- (ii) the use is located at or above grade on the ground floor of the **building** only;
  - (iii) the aggregate area of all operable windows and doors located in any ground floor wall facing a **street** other than College Street is not greater than 3.3 square metres, except to the extent a greater area is required by the Ontario **Building** Code, as amended; and
  - (iv) a patio, if any, is located between the main **front wall** of the **building** where the use is located and the **front lot line** of the **lot** or between the main side wall facing the **side lot line** of the same **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**; and
- (B) on a **lot**, the maximum **interior floor area** used for a bake shop, **club**, **amusement arcade**, **place of assembly**, **entertainment place of assembly**, **eating establishment**, **take-out eating establishment**, **recreation use** or any combination of these uses is 300 square metres.

(244) Exception R 244

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
  - (i) the **front lot line** is on either King Street West or Bathurst Street;
  - (ii) the use is located only on the **first floor**; and
  - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (B) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (C) An **ancillary outdoor patio** in association with a use stated in (A) is not permitted, unless it is located:
  - (i) between the front **main wall** of the **building** and the **front lot line**; or
  - (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.

(245) Exception R 245

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) Permitted dwelling types include a **detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(246) Exception R 246

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level

located at or above grade.

- (C) On a **lot**, **dwelling units** in an **apartment building** and **public parking** are not permitted uses; and
- (D) Despite 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than five **dwelling units**.

(247) Exception R 247

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(248) Exception R 248

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (D) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.

(249) Exception R 249

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(251) Exception R 251

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(252) Exception R 252

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this

By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(255) Exception R 255

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(256) Exception R 256

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) On a **lot**, a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:

- (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
- (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (C); and
- (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

(D) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (C) and complying with (i), (ii) and (iii) of (C).

(257) Exception R 257

The lands subject to this exception must comply with the following:

(A) On a **lot**, a parking facility is only permitted, if:

- (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a mixed use **building**;
- (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) On a **lot**, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5

metres.

(258) Exception R 258

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) an office is a permitted use.

(259) Exception R 259

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**



**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) A private racket **club** and office uses are also permitted at 30 and 40 Price **Street**.

(260) Exception R 260

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(261) Exception R 261

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(263) Exception R 263

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(264) Exception R 264

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a)

above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(265) Exception R 265

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the

principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(266) Exception R 266

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) an office is a permitted use.

(267) Exception R 267

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is a permitted use.

(B) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres

- c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
- d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(268) Exception R 268

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) an office is a permitted use;

(D) On a **lot**, a **custom workshop**, artist's studio, office, or **ancillary showroom** is a permitted use.

(269) Exception R 269

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding



the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(270) Exception R 270

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(271) Exception R 271

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle dealership** and **ancillary showroom** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are

also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) an office is a permitted use.

(272) Exception R 272

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) an office is a permitted use.

(273) Exception R 273

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(274) Exception R 274

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) an office is a permitted use.

(275) Exception R 275

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) an office is a permitted use.

(276) Exception R 276

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(277) Exception R 277

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this

By-law for such uses that do not exceed 550 square metres of **gross floor area**;

- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(278) Exception R 278

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) Permitted dwelling types include a **detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(279) Exception R 279

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993; and
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
- (i) it existed on the **lot** on December 13, 1993;
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
  - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.
- (C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.
- (D) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(280) Exception R 280

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) an office is a permitted use.

(281) Exception R 281

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(282) Exception R 282

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, the maximum **interior floor area** of a **building** used for a **club**, **amusement arcade**, **recreation use**, **eating establishment**, **take-out eating establishment** or any combination of these uses is 200 square metres; and
- (D) An **eating establishment** or **take-out eating establishment** must provide a minimum of 3 **parking spaces** for every 100 square metres of **interior floor area** used for such purpose, either on the same **lot** or within 300 metres of the **lot** in a defined parking facility permitted in the area.
- (E) an office is a permitted use.

(284) Exception R 284

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(377).
- (B) On 46 LAKEVIEW AVE, the applicable prevailing by-law in Article 950.70.1, being the City of Toronto by-law 311-00, as amended.

(285) Exception R 285

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(395).

(286) Exception R 286

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(401).

- (B) between the even numbered addresses of 14 - 120 PETERBOROUGH AVE, the odd numbered addresses of 15 - 107 PETERBOROUGH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 222-79, as amended.
- (D) On 49 AUBURN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 285-75, as amended.

(287) Exception R 287

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(403).
- (B) The land subject to this exception must comply with Regulation 955.10.(472).

(288) Exception R 288

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(410).

(289) Exception R 289

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(424).

(290) Exception R 290

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(427).
- (B) On 130 GRENADIER RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 95-0339, as amended.
- (C) On 314 RONCESVALLES AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 479-2010 as amended.

(291) Exception R 291

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(489).
- (B) On or between the even numbered addresses of 20 - 24 SOUTHPORT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 193-85, as amended.

(293) Exception R 293

The lands subject to this exception must comply with the following:

- (A) On 721 SHAW ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 115-75, as amended.
- (C) On 701 DOVERCOURT RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1276-07, as amended.
- (D) On 488 EUCLID AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 152-91, as amended.
- (E) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-69, as amended.
- (F) On 146 - 146E CLINTON ST, 146F - 146G CLINTON ST, 146H - 146L CLINTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-89, as amended.
- (G) On 72 CLINTON ST, 622 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-85, as amended.
- (H) On 391 and 393 ROXTON RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 219-02, as amended.

- (I) On 730 DOVERCOURT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22461, as amended.
- (J) On 543 PALMERSTON BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 224-84, as amended.
- (K) On 323 PALMERSTON BLVD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 262-00, as amended.
- (L) On 130 CLINTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 266-71, as amended.
- (M) On 34 PAGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 298-80, as amended.
- (N) On 419 CRAWFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 300-80, as amended.
- (O) On 480 and 482 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 304-80, as amended.
- (P) On or between the even numbered addresses of 318 - 318R CLINTON ST, the odd numbered addresses of 11 - 23 NANCY POCOCK PL, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 610-00, as amended.
- (Q) On 322 CLINTON ST, the even numbered addresses of 10 - 24 NANCY POCOCK PL, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0159, as amended.

(294) Exception R 294

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 100 - 110 UNITY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 118-82, as amended;
- (B) On or between the odd numbered addresses of 71 - 117 BLAKE ST, Chapter 950 the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-78, as amended.
- (C) On 355 RIVERDALE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-80, as amended;
- (D) On 24 MOUNTJOY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 226-69, as amended;
- (E) On 720 RHODES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22876, as amended;
- (F) On 10 BOULTBEE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22936, as amended;
- (G) On or between the odd numbered addresses of 887 - 903 WOODBINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 273-93, as amended;
- (H) On 60 CAVELL AVE, 97 CAVELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 299-75, as amended;
- (I) On 39 HARCOURT AVE, 660 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 356-75, as amended;
- (J) On 66 BOULTBEE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 370-77, as amended;
- (K) On 50 BAIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 372-78, as amended;
- (L) On 369 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 414-78, as amended;
- (M) On 662 PAPE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 533-01, as amended;
- (N) On 655 BROADVIEW AVE, 10 HOGARTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 54-67, as amended;
- (O) On 885 LOGAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 686-01, as amended;
- (P) On 148 HAZELWOOD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0737, as amended.



(295) Exception R 295

The lands subject to this exception must comply with the following:

- (A) On 299 GLENLAKE AVE, 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-71, as amended;
- (B) On 60 MOUNTVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21986, as amended;
- (C) On or between the even numbered addresses of 40 - 52 HIGH PARK AVE, the odd numbered addresses of 51 - 77 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22621, as amended.
- (D) On 100 HIGH PARK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22877, as amended;
- (E) On 260 HIGH PARK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 23-75, as amended;
- (F) On 2717 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 277-75, as amended;
- (G) On 36 MOUNTVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 302-80, as amended;
- (H) On or between the odd numbered addresses of 223 - 225 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 332-76, as amended;
- (I) On 260 WILLARD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 405-75, as amended.

(296) Exception R 296

The lands subject to this exception must comply with the following:

- (A) On 108 SORAUREN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 265-06, as amended;
- (B) On 13 SORAUREN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 519-03, as amended;
- (C) On 62 TRILLER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 62-04, as amended;
- (D) On 10 SORAUREN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 65-04, as amended;
- (E) On 15 CALLENDER ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 66-04, as amended;
- (F) On 86 PEARSON AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 72-04, as amended;
- (G) On 61 HARVARD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 871-05, as amended;
- (H) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0247, as amended.

(298) Exception R 298

The lands subject to this exception must comply with the following:

- (A) On 78 COLEMAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 423-76, as amended;
- (B) On 88 COLEMAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 424-76, as amended;
- (C) On 314 MAIN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 95-0454, as amended.

(299) Exception R 299

The lands subject to this exception must comply with the following:

- (A) On 152 ASHDALE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 687-78, as amended.

(300) Exception R 300

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 911 - 917 ST CLARENS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 122-72, as amended;
- (B) On or between the odd numbered addresses of 41 - 57 BRANDON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 131-84, as amended.

(302) Exception R 302

The lands subject to this exception must comply with the following:

- (A) On 1087 DAVENPORT RD, 1246 SHAW ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 147-85, as amended;
- (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, the odd numbered addresses of 607 - 621 DELAWARE AVE N, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 221-79, as amended.

(303) Exception R 303

The lands subject to this exception must comply with the following:

- (A) On 39 PAULINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 202-81, as amended;
- (B) On 1359 Dupont Street, Bylaw 920-2006, as amended of the City of Toronto prevails.

(304) Exception R 304

The lands subject to this exception must comply with the following:

- (A) On 15 THORBURN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 210-03, as amended;
- (B) On 94 COWAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 259-05, as amended;
- (C) On 22 THORBURN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 484-04, as amended;
- (D) On 24 THORBURN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 485-04, as amended;
- (E) On 120 SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 486-04, as amended;
- (F) On 122 SPENCER AVE the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 487-04, as amended;
- (G) On 100 COWAN AVE the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 489-04, as amended;
- (H) On 22 SPRINGHURST AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 531-03, as amended;
- (I) On 5 THORBURN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 548-01, as amended;
- (J) On 102 SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 669-01, as amended;
- (K) On 15 TEMPLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 700-00, as amended;
- (L) On 116 SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-

law 70-04, as amended;

(M) On 93 COWAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 718-02, as amended;

(N) On 157 DUNN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0004, as amended;

(O) On 57 COWAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 941-01, as amended;

(P) On 18 Spencer Avenue, Bylaw 769-2006, as amended, of the City of Toronto prevails.

(305) Exception R 305

The lands subject to this exception must comply with the following:

(A) On or between the even numbered addresses of 12 - 22 DARRELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 231-80, as amended.

(B) On 426 COXWELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 248-83, as amended.

(306) Exception R 306

The lands subject to this exception must comply with the following:

(A) On 372 KINGSWOOD RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 254-72, as amended.

(307) Exception R 307

The lands subject to this exception must comply with the following:

(A) On 126 BOON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 277-84, as amended.

(309) Exception R 309

The lands subject to this exception must comply with the following:

(A) On or between the even numbered addresses of 16 - 20 KIMBERLEY AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 169-06, as amended.

(310) Exception R 310

The lands subject to this exception must comply with the following:

(A) On 560 PALMERSTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-69, as amended.

(311) Exception R 311

The lands subject to this exception must comply with the following:

(A) On 33 EASTMOUNT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22753, as amended;

(B) On or between the even numbered addresses of 16 - 20 CAMBRIDGE AVE, 18 DONCREST RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 539-81, as amended.

(312) Exception R 312

The lands subject to this exception must comply with the following:

(A) On 807 BROADVIEW AVE, and 21R PRETORIA AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 250-08, as amended;

(B) On 40 AINSWORTH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 323-85, as amended;

(C) On or between the odd numbered addresses of 19 - 23 CANNING AVE, the even numbered addresses of 20 - 24 CANNING AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 376-78, as amended.

(313) Exception R 313

The lands subject to this exception must comply with the following:

- (A) On 15 WILSON PARK RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 266-06, as amended;
- (B) On 71 BEATY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 374-84, as amended;
- (C) On 40 BEATY AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 428-01, as amended;
- (D) On 39 BEATY AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 624-01, as amended;
- (E) On 70 WILSON PARK RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 64-04, as amended;
- (F) On 42 BEATY AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 67-04, as amended;
- (G) On 59 WILSON PARK RD, Bylaw 476-2010 as amended of the City of Toronto prevails.
- (H) On 69 WILSON PARK RD, Bylaw 474-2010 as amended of the City of Toronto prevails.

(314) Exception R 314

The lands subject to this exception must comply with the following:

- (A) On these lands municipally known as 6 and 16 Plymouth Avenue, the applicable portions of City of Toronto by-law 545-2005, as amended, prevails.

(315) Exception R 315

The lands subject to this exception must comply with the following:

- (A) On 5 CARLING AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 36-90, as amended;
- (B) On or between the odd numbered addresses of 781 - 789 OSSINGTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 523-79, as amended.

(316) Exception R 316

The lands subject to this exception must comply with the following:

- (A) On 13 KERR RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 487-78, as amended.

(318) Exception R 318

The lands subject to this exception must comply with the following:

- (A) On 143 DOWLING AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 107-03, as amended;
- (B) On 28 MAYNARD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 109-03, as amended;
- (C) On 181 DOWLING AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 257-02, as amended;
- (D) On 14 MAYNARD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 424-01, as amended;
- (E) On 20 MAYNARD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 426-01, as amended;
- (F) On 22 MAYNARD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 473-93, as amended;
- (G) On 26 MAYNARD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 550-01, as amended.

(319) Exception R 319

The lands subject to this exception must comply with the following:

- (A) On 117 DUVERNET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 152-74, as amended;
- (B) On 520 KINGSTON RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 266-89, as amended;
- (C) On or between the odd numbered addresses of 193 - 261 EASTWOOD RD, the even numbered addresses of 224 - 246 EASTWOOD RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-76, as amended.
- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 441-80, as amended.
- (E) On 11 NEWBOLD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 625-76, as amended;
- (F) On 106 EASTWOOD RD, the odd numbered addresses of 129 - 143 EDGEWOOD AVE, the even numbered addresses of 130 - 140 EDGEWOOD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 738-01, as amended.

(320) Exception R 320

The lands subject to this exception must comply with the following:

- (A) On 53 CAMPBELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-84, as amended.

(321) Exception R 321

The lands subject to this exception must comply with the following:

- (A) On 112 CURZON ST, 1467 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 143-71, as amended;
- (C) On 7 JONES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 263-84, as amended.

(322) Exception R 322

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 700 - 706 COXWELL AVE, the odd numbered addresses of 701 - 719 COXWELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 145-72, as amended.
- (B) On or between the odd numbered addresses of 137 - 145 STRATHMORE BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 187-71, as amended;
- (C) On 27 EATON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 198-77, as amended;
- (D) On or between the odd numbered addresses of 49 - 51 DONLANDS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 678-84, as amended.

(324) Exception R 324

The lands subject to this exception must comply with the following:

- (A) On 11 ELM GROVE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 103-03, as amended;
- (B) On 198 DUNN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1046-01, as amended;
- (C) On 203 DUNN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law ) 1048-01, as amended;
- (D) On 216 DUNN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1049-01, as amended;
- (E) On 11A ELM GROVE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 105-03, as amended;

- (F) On 164 CLOSE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 117-02, as amended;
- (G) On or between the odd numbered addresses of 57 - 59 ELM GROVE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1209-09, as amended;
- (H) On 196 DUNN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 208-03, as amended;
- (I) On or between the even numbered addresses of 176 - 186 COWAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 249-91, as amended;
- (J) On 189 DUNN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 260-05, as amended;
- (K) On 220 COWAN AVE, 245 DUNN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 284-69, as amended;
- (L) On 156 COWAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 364-02, as amended;
- (M) On 149 COWAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 423-01, as amended;
- (N) On 59 GWYNNE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 68-04, as amended;
- (O) On 74 MELBOURNE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 697-00, as amended;
- (P) On 300 DUFFERIN ST, 9 GWYNNE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 785-77, as amended.
- (Q) On 70 MELBOURNE AVE, Bylaw 473-2010 as amended of the City of Toronto prevails.

(325) Exception R 325

The lands subject to this exception must comply with the following:

- (A) On 340 CHRISTIE ST, the even numbered addresses of 2 - 120 LAMBERTLODGE AVE, the odd numbered addresses of 61 - 153 LAMBERTLODGE AVE, 285 MELITA 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 105-78, as amended.

(326) Exception R 326

The lands subject to this exception must comply with the following:

- (A) On 20 TRENT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 117-91, as amended.

(328) Exception R 328

The lands subject to this exception must comply with the following:

- (A) On 15 DELISLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-72, as amended;
- (B) On 55 DELISLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 184-99, as amended.

(330) Exception R 330

The lands subject to this exception must comply with the following:

- (A) On 500 DUPLEX AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 143-72, as amended.

(331) Exception R 331

The lands subject to this exception must comply with the following:

- (A) On 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 144-82, as amended.

(332) Exception R 332

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 5 - 7A BRANDON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 157-82, as amended.

(333) Exception R 333

The lands subject to this exception must comply with the following:

- (A) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-84, as amended.

(334) Exception R 334

The lands subject to this exception must comply with the following:

- (A) On 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 171-67, as amended.
- (B) On 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22318, as amended.

(335) Exception R 335

The lands subject to this exception must comply with the following:

- (A) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, the even numbered addresses of 100 - 102 RANKIN CRES, the even numbered addresses of 104 - 150 RANKIN CRES, 121 RANKIN CRES, the even numbered addresses of 152 - 154 RANKIN CRES, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-90, as amended..

(336) Exception R 336

The lands subject to this exception must comply with the following:

- (A) On 28 BELLEFAIR AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 187-74, as amended;
- (B) On 97 LEE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 306-79, as amended.

(337) Exception R 337

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 29 - 71 BERWICK AVE, the even numbered addresses of 34 - 38 BERWICK AVE, the even numbered addresses of 54 - 74 BERWICK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 204-80, as amended.

(338) Exception R 338

The lands subject to this exception must comply with the following:

- (A) On 645 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 20626, as amended;
- (B) On 363 ALBANY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 48-85, as amended.

(339) Exception R 339

The lands subject to this exception must comply with the following:

- (A) On 2 GLENAVON RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 212-03, as amended; and
- (B) On 5 GLENAVON RD, Bylaw 471-2010, as amended of the City of Toronto prevails.

(340) Exception R 340

The lands subject to this exception must comply with the following:

- (A) On 103 WEST LODGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22037, as amended.

(341) Exception R 341

The lands subject to this exception must comply with the following:

- (A) On 50 CAMBRIDGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22260, as amended.

(342) Exception R 342

The lands subject to this exception must comply with the following:

- (A) On 30 EDITH DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22322, as amended.

(343) Exception R 343

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 40 - 52 HIGH PARK AVE, the odd numbered addresses of 51 - 77 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22621, as amended.

(344) Exception R 344

The lands subject to this exception must comply with the following:

- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-81, as amended.

(345) Exception R 345

The lands subject to this exception must comply with the following:

- (A) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 252-74, as amended.

(346) Exception R 346

The lands subject to this exception must comply with the following:

- (A) On 155 SPRINGHURST AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 258-05, as amended;
- (B) On 114 SPRINGHURST AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 546-01, as amended;
- (C) On 75 DOWLING AVE, the odd numbered addresses of 107 - 127 SPRINGHURST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 82-87, as amended..

(348) Exception R 348

The lands subject to this exception must comply with the following:



- (A) On or between the odd numbered addresses of 289 - 289G BARTLETT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 278-87, as amended.

(349) Exception R 349

The lands subject to this exception must comply with the following:

- (A) On 1709 BLOOR ST W, 515 PARKSIDE DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 280-86, as amended.

(350) Exception R 350

The lands subject to this exception must comply with the following:

- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 283-69, as amended.

(352) Exception R 352

The lands subject to this exception must comply with the following:

- (A) On 717 BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 307-68, as amended.

(353) Exception R 353

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

(354) Exception R 354

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 1 - 43 CANNES CRCL, 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 383-99, as amended.

(355) Exception R 355

(356) Exception R 356

The lands subject to this exception must comply with the following:

- (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, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 423-80, as amended.
- (B) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;
  - (iii) 10.5 metres if it contains a **duplex**;
  - (iv) 10.5 metres if it contains a **triplex**; and
  - (v) 15 metres if it contains a **fourplex**;

(357) Exception R 357

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 235 - 241 WOODBINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 464-81, as amended.

(358) Exception R 358

The lands subject to this exception must comply with the following:

- (A) On 55 HOWARD PARK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 46-69, as amended.

(359) Exception R 359

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 19 - 29 MAUGHAN CRES, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 507-09, as amended.

(360) Exception R 360

The lands subject to this exception must comply with the following:

- (A) On 17 MCCORMACK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 661-91, as amended.

(361) Exception R 361

The lands subject to this exception must comply with the following:

- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 831-00, as amended.

(363) Exception R 363

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(G) If a **lot** is located in a commercial-residential zone category:

- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
- ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and
- (iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**.

(364) Exception R 364

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
  - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building or structure** is not a permitted.
- (D) On a **lot**, a **building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(365) Exception R 365

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.

- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(366) Exception R 366

The lands subject to this exception must comply with the following:

(A) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0

metres; and

- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(367) Exception R 367

The lands subject to this exception must comply with the following:

(A) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(368) Exception R 368

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(369) Exception R 369

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(370) Exception R 370

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy



Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(371) Exception R 371

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the

principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(372) Exception R 372

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** and accessory uses are permitted in the **building** that existed on May 1, 1979.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(373) Exception R 373

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(374) Exception R 374

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, an office is a permitted use, provided:

- (i) the use is restricted to the **basement** and **first floor** of a **residential building**;
- (ii) required **parking spaces** are provided within 300 metres of the **lot** at a 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**.

(376) Exception R 376

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office that existed on May 5, 1986 for The Frontier College is a permitted use.

(377) Exception R 377

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building, duplex, triplex, or townhouse** is not a permitted use, 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**.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.

(378) Exception R 378

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.

(379) Exception R 379

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 40 degree angle over the **lot**, at an elevation of 14.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "1" on the applicable maps referenced in Regulation 955.10. (1064).

(380) Exception R 380

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached**

**house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On a **lot**, a **community centre** is a permitted use.

(381) Exception R 381

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **artist studio** used for picture framing is a permitted use.

(382) Exception R 382

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **artist studio** is a permitted use.

(383) Exception R 383

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **artist studio** is a permitted use.

(384) Exception R 384

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office is a permitted use.

(385) Exception R 385

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(386) Exception R 386

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.



- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (H) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(387) Exception R 387

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(388) Exception R 388

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(389) Exception R 389

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(391) Exception R 391

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(392) Exception R 392

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a)

above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(393) Exception R 393

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached**

**house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(394) Exception R 394

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **hospital** is a permitted use in a **building** as it existed on May 1, 1979.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(395) Exception R 395

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(397) Exception R 397

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(398) Exception R 398

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(399) Exception R 399

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(400) Exception R 400

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.



(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(401) Exception R 401

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(492).
- (B) On 21 ST CLEMENTS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 118-81, as amended;
- (C) permit offices on **lots**.

(402) Exception R 402

The lands subject to this exception must comply with the following:

- (A) On 19 CRAIGHURST AVE, 20 CRAIGHURST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 310-83, as amended;
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(403) Exception R 403

The lands subject to this exception must comply with the following:

- (A) Permitted dwelling types: A **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(404) Exception R 404

The lands subject to this exception must comply with the following:

(A) Permitted dwelling types: A **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(405) Exception R 405

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection;
- (C) The land subject to this exception must comply with Regulation 955.10.(380);
- (D) a roominghouse must comply with the requirements contained in Clause 150.25.20.2 and regulation 150.25.20.1(2).

(406) Exception R 406

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached**

**house, or a townhouse; or**

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) The land subject to this exception must comply with Regulation 955.10.(402).

(D) On the lands municipally known 255 Christie Street, By-law 630-2006, as amended of the City of Toronto prevails.

(407) Exception R 407

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse; or**
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse; or**
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) The land subject to this exception must comply with Regulation 955.10.(412).

(408) Exception R 408

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(D) On 105 MAITLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 56-78, as amended.

(409) Exception R 409

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(410) Exception R 410

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 30 LANSLOWNE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 113-02, as amended;
- (D) On 62 BROCK AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 115-02, as amended;
- (E) On 58 BROCK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 275-82, as amended;
- (F) On 48 OHARA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 513-79, as amended;
- (G) On 27 BROCK AVE, 21 - 23 EARNBRIDGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0591, as amended; and
- (H) On 26 Lansdowne Avenue., Bylaws 262-2005 and, as amended, of the City of Toronto prevails.

(411) Exception R 411

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(412) Exception R 412

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.



(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 781 KING ST W, 787 KING ST W, 801 KING ST W, 180 NIAGARA ST, 44 TECUMSETH ST, the even numbered addresses of 50 - 52 TECUMSETH ST, 54 TECUMSETH ST, 632 WELLINGTON ST W, the even numbered addresses of 636 - 640 WELLINGTON ST W, 644 WELLINGTON ST W, 650 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 117-88, as amended.
- (D) On 58 TECUMSETH ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 184-05, as amended;
- (E) On or between the odd numbered addresses of 111 - 123 NIAGARA ST, 125 NIAGARA ST, the odd numbered addresses of 135 - 165 NIAGARA ST, 260 NIAGARA ST, 774 RICHMOND ST W, 53 STRACHAN AVE, 2 TECUMSETH ST, 677 WELLINGTON ST W, 701 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21026, as amended.

(413) Exception R 413

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(414) Exception R 414

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 1087 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 145-75, as amended;
- (D) On or between the even numbered addresses of 2A - 2C BEATRICE ST, the even numbered addresses of 982 - 984 DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 569-00, as amended;
- (E) On 1117 DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1, being former City of Toronto by-law 743-98, as amended.

(415) Exception R 415

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 15 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 175-82, as amended;
- (D) On 502 EASTERN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 211-91, as amended;

- (E) On or between the odd numbered addresses of 195 - 201 LOGAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 320-75, as amended;
- (F) On or between the odd numbered addresses of 71 - 71R PAPE AVE, 83 PAPE AVE, the odd numbered addresses of 1015 -1021 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 369-76, as amended;
- (G) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 448-92, as amended.
- (H) On 43 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 654-91, as amended;
- (I) On 1195 QUEEN ST E, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 695-00, as amended.

(416) Exception R 416

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 275 BROADVIEW AVE, 275A BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 177-78, as amended;
- (D) On 444 LOGAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22534, as amended;
- (E) On 147 DE GRASSI ST, the odd numbered addresses of 149 - 165 DE GRASSI ST, the odd numbered addresses of 990 - 1000 DUNDAS ST E, 2 WEST AVE, the even numbered addresses of 4 - 8 WEST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 287-77, as amended.

(417) Exception R 417

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 1A BADGEROW AVE, the odd numbered addresses of 1B - 1F BADGEROW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22103, as amended.

(418) Exception R 418

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 137 SEARS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 341-91, as amended;

- (D) On or between the even numbered addresses of 90 - 92 KNOX AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 664-77, as amended;

- (E) On 1363 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 721-81, as amended;

- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 4.5 metres if it contains a **detached house**;
- (ii) 9 metres if it contains a **semi-detached house**;
- (iii) 4.5 metres if it contains a **duplex**;
- (iv) 4.5 metres if it contains a **triplex**; and

(v) 4.5 metres if it contains a **townhouse**.

(419) Exception R 419

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(420) Exception R 420

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 1155 COLLEGE ST, 180 SHERIDAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 124-73, as amended.

(D) On 1236 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 143-91, as amended;

(E) On or between the odd numbered addresses of 651 - 661 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 165-67, as amended;

(F) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-69, as amended.

(G) On or between the odd numbered addresses of 1197 -1207 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 317-75, as amended;

(H) On or between the odd numbered addresses of 15 - 25 AWDE ST, the odd numbered addresses of 1 - 3 BOLAND LANE, 648 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 327-82, as amended.

### (421) Exception R 421

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:



**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(422) Exception R 422

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 151 TYNDALL AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1044-01, as amended;

(D) On 65 SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1045-01, as amended.

(E) On 85 SPENCER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 271-70, as amended;

(F) On 8 TEMPLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 518-06, as amended;

(G) On or between the odd numbered addresses of 63 - 63A SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 717-02, as amended.

(423) Exception R 423

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which;
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which;
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection;
- (C) On 119 DOWLING AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 108-03, as amended; and
- (D) On 1554 King Street West, Bylaw 257-2005, as amended, of the former City of Toronto prevails; and
- (E) On 1512 King Street West, the applicable portions of City of Toronto by-law 872-2005, as amended, prevails;
- (F) On the lands municipally known as 1518 King Street West, the applicable portions of City of Toronto by-law 873-2005, as amended, prevails; and
- (G) On the lands municipally known as 1510 King Street West, By-law 882-2007(OMB), as amended of the City of Toronto prevails.
- (H) On 1544 King Street West, Bylaw 770-2006, as amended, of the City of Toronto prevails.

(424) Exception R 424

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 1041 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-85, as amended.

(425) Exception R 425

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and
- (C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.
- (D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.

(426) Exception R 426

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 6 ELM GROVE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 207-03, as amended;
- (D) On 2 ELM GROVE AVE, Bylaw 475-2010 as amended of the City of Toronto prevails.

(427) Exception R 427

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 61 PELHAM PARK GDNS, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22946, as amended.

(428) Exception R 428

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 655 BROADVIEW AVE, 10 HOGARTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 54-67, as amended.

(429) Exception R 429

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-90, as amended.

(430) Exception R 430

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition



A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 22 CLOSE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 18-70, as amended.

(431) Exception R 431

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that

intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 74 BATHURST ST, the odd numbered addresses of 701 - 705 KING ST W, 725 KING ST W, 39 TECUMSETH ST, the even numbered addresses of 570 - 574 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 345-79, as amended.

(432) Exception R 432

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On or between the even numbered addresses of 200 - 202 RUSHTON RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 446-78, as amended.

(433) Exception R 433

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 330 SPADINA RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 470-05, as amended.

(434) Exception R 434

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On or between the even numbered addresses of 2A - 2C BEATRICE ST, the even numbered addresses of 982 - 984 DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 569-00, as amended.

(435) Exception R 435

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 2110 DUNDAS ST E, the odd numbered addresses of 15 - 17 EDGEWOOD AVE, the even numbered addresses of 112 - 126 KINGSTON RD, Bylaw 673-2005, as amended of the City of Toronto prevails.

(436) Exception R 436

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 700 Huron street and 380 MACPHERSON AVE, Bylaw 758-2006, as amended of the City of Toronto prevails.

(437) Exception R 437

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that

intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 813-87, as amended.
- (D) On or between the odd numbered addresses of 537 - 551 DAVENPORT RD, the even numbered addresses of 200 - 248 WALMER RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 814-87, as amended.

(438) Exception R 438

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 720 BATHURST ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 818-87, as amended.

(439) Exception R 439

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.



(C) On 75 DOWLING AVE, the odd numbered addresses of 107 - 127 SPRINGHURST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 82-87, as amended.

(440) Exception R 440

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On or between the even numbered addresses of 962 - 968 EASTERN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 858-07, as amended;

(D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 4.5 metres if it contains a **detached house**;
- (ii) 9 metres if it contains a **semi-detached house**;
- (iii) 4.5 metres if it contains a **duplex**;
- (iv) 4.5 metres if it contains a **triplex**; and

(v) 4.5 metres if it contains a **townhouse**.

(441) Exception R 441

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, library, **museum**, or **art gallery** is not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) The land subject to this exception must comply with Regulation 955.10.(378).

(442) Exception R 442

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(443) Exception R 443

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and

- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-67, as amended;

(F) On or between the odd numbered addresses of 413 - 423 WALMER RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 318-70, as amended.

(444) Exception R 444

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(445) Exception R 445

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) On 549 KING ST E, 569 KING ST E, 33 SUMACH ST, 52 SUMACH ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 289-09, as amended of the City of Toronto prevails.

(446) Exception R 446

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot, a building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the

principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (F) On 114 SHUTER ST, 118 SHUTER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 382-78, as amended.

(447) Exception R 447

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 235-83, as amended.

(448) Exception R 448

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 13.5 metres if it contains a **duplex**;
  - (iv) 13.5 metres if it contains a **triplex**;
  - (v) 30.0 metres if it contains a **apartment building**; and
  - (vi) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:
  - Nursing Home\* (1)**
  - Retirement Home\* (1)**
  - Religious Residence\* (2)**

\*This is a defined term in Chapter 800 of this By-law.

(#) The number after the listed use is the condition number reference in (C), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:



- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) an office is a permitted use.

(449) Exception R 449

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office or street-related retail and service use is not a permitted.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 448-92, as amended.
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
- (i) 4.5 metres if it contains a **detached house**;
  - (ii) 9 metres if it contains a **semi-detached house**;
  - (iii) 4.5 metres if it contains a **duplex**;
  - (iv) 4.5 metres if it contains a **triplex**; and
  - (v) 4.5 metres if it contains a **townhouse**.

(450) Exception R 450

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

- (C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(451) Exception R 451

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) A private racket **club** and office uses are also permitted at 30 and 40 Price Street.
- (F) On 30 PRICE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 816-77, as amended.

(452) Exception R 452

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and
- (B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(453) Exception R 453

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and
- (B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(454) Exception R 454

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a bake shop, **club**, **entertainment place of assembly**, **place of assembly**, **eating establishment**, **take-out eating establishment**, or **recreation use** is not permitted, unless:
  - (i) the **front lot line** is on either King Street West or Bathurst Street;
  - (ii) the use is located only on the **first floor**; and
  - (iii) the aggregate area of all operable windows and doors located in any **first floor** wall facing a **street** other than King Street West or Bathurst Street is not greater than 3.3 square metres;
- (B) the maximum **interior floor area** of these uses or any combination of these uses is 300 square metres;
- (C) An **ancillary outdoor patio** in association with a use stated in (A) is not permitted, unless it is located:
  - (i) between the front **main wall** of the **building** and the **front lot line**; or
  - (ii) between the **main wall** facing the **side lot line** of the **building** and the **side lot line**, and not closer than 10.0 metres from the **rear lot line** of the **lot**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(455) Exception R 455

The lands subject to this exception must comply with the following:

- (A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On the lands municipally known as 609 Avenue Road, By-law 1428-2007(OMB), as amended of the City of Toronto prevails.

(456) Exception R 456

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **eating establishment** other than a lunchroom, tearoom, dairy bar, and refreshment room or stand is permitted; and
- (B) on a **lot**, a **take-out eating establishment** or a caterer's shop are not permitted uses.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) 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**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (G) On a **lot**, a **building** or **structure** must include one or more of the following uses: a **financial institution, personal service shop, pet services, recreation use, clinic, fire hall, police station, retail service, entertainment place of assembly, sports place of assembly, art gallery, club, museum, performing arts studio, community centre, library, amusement arcade, eating establishment, eating establishment, take-out eating establishment, retail store, day nursery, place of worship, public or separate school, or place of assembly** subject to:
  - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
  - (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (G); and
  - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (H) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (G) and complying with (i), (ii) and (iii) of (G).
- (I) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (J), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (J), below.

(J) In addition to the requirements of the R zone, the uses described in (I), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that



intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(457) Exception R 457

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) The land subject to this exception must comply with Regulation 955.10.(382).
- (H) On or between the odd numbered addresses of 69 - 69E GRANGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 262-89, as amended.

(458) Exception R 458

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:
  - Nursing Home** (1)
  - Retirement Home** (1)
  - Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (H) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 310-74, as amended; and
- (I) These lands must comply with prevailing by-law Section 955.10.(565).

(459) Exception R 459

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 169 JOHN ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 114-05, as amended.

(460) Exception R 460

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(461) Exception R 461

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**;
  - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (E) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(462) Exception R 462

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) The maximum permitted **gross floor area** of a **residential building or structure** is 1.5 times the area of the **lot**, unless 25% of the **dwelling units** on the **lot** are assisting housing units, in which case the maximum **gross floor area** may exceed 1.5 times the area of the **lot**.
- (E) On a **lot**, **public parking** as a principal use in a **building or structure** is not a permitted.

(F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(463) Exception R 463

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **residential building** is not required to comply with Section 5.10.40.1 (2), the applicable **front yard setback**, and the applicable **building depth** provisions;
- (B) on a **lot**, no **building** is closer than 2.0 metres for a **lot line** that abuts Gerrard Street East;
- (C) on a **lot**, no **residential building** may exceed a **building length** of 14.0 metres; and
- (D) a **lot** must front on a **street**, other than a public **lane**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(464) Exception R 464

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office is a permitted use, provided:
  - (i) the use is restricted to the **basement** and **first floor** of a **residential building**;
  - (ii) required **parking spaces** are provided within 300 metres of the **lot** at a 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**.
- (C) On 39 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 111-75, as amended;
- (D) On 37 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 112-75, as amended;
- (E) On 35 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-75, as amended;



- (F) On 33 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 114-75, as amended;
- (G) On 43 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 52-79, as amended;
- (H) On 41 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 558-86, as amended.

(465) Exception R 465

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On a **lot**, a **community centre** is a permitted use.

(G) On 349 ONTARIO ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 237-69, as amended.

(466) Exception R 466

The lands subject to this exception must comply with the following:

(A) On a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

(B) On 1 WESTON RD, the odd numbered addresses of 135 - 141 WESTON RD, 153 WESTON RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 886-03, as amended.

(467) Exception R 467

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **financial institution** is a permitted use.

(B) On a **lot**, 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 Avenue West; and

(C) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On 468 AVENUE RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1103-06, as amended.

(468) Exception R 468

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) permits offices.

(469) Exception R 469

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office is a permitted use, subject to use only in **building** that existed on the day of the passing of this By-law.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(470) Exception R 470

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office for a doctor is a permitted use, if:

(i) the use does not exceed an FSI of 3.0; and

(ii) the **building** provides the required yard setbacks established by the zone.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) an office is a permitted use.

(471) Exception R 471

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** with an **ancillary eating establishment** is a permitted use provided:
  - (i) the **ancillary eating establishment** is completely contained within the **apartment building** with no direct access to the **street**;
  - (ii) the **ancillary eating establishment interior floor area** does not exceed 52 square metres;
  - (iii) no signage or notice of the **ancillary eating establishment** is displayed on the exterior of the **apartment building**; and
  - (iv) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the **ancillary eating establishment**, and the spaces are clearly so designated.
- (B) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (D) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (E) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(472) Exception R 472

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(G) On 34 OXFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 566-76, as amended.

(473) Exception R 473

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On or between the even numbered addresses of 112 - 114 NASSAU ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 20-68, as amended;
- (G) On 55 LEONARD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21004, as amended;
- (H) On or between the even numbered addresses of 96 - 108 NASSAU ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21279, as amended.
- (I) On 69 WALES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 360-79, as amended.

(474) Exception R 474

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.



(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(475) Exception R 475

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(476) Exception R 476

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached**

**house, or a townhouse; or**

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(F) On or between the even numbered addresses of 2 - 10 FEE PL, 181 PARLIAMENT ST, the odd numbered addresses of 187 - 191 PARLIAMENT ST, the odd numbered addresses of 205 - 217 PARLIAMENT ST, the odd numbered addresses of 219 - 223 PARLIAMENT ST, the even numbered addresses of 348 - 404 QUEEN ST E, 412 QUEEN ST E, the even numbered addresses of 418 - 420 QUEEN ST E, 426 QUEEN ST E, the even numbered addresses of 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, the even numbered addresses of 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, the even numbered addresses of 526 - 528 QUEEN ST E, the even numbered addresses of 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, the even numbered addresses of 34 - 60 RIVER ST, 101 SACKVILLE ST, 104 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 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 118 SUMACH ST, the odd numbered addresses of 81 - 111 SUMACH ST, 90 SUMACH ST, the even numbered addresses of 92 - 116 SUMACH ST, the odd numbered addresses of 15 - 37 SYDENHAM ST, the even numbered addresses of 2 - 40 SYDENHAM ST, 10 TRACY ST, the odd numbered addresses of 29 - 31 TRACY ST, the even numbered addresses of 12 - 40 TREFANN ST, the odd numbered addresses of 5 - 15 TREFANN ST, 8 TREFANN 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, the odd numbered addresses of 25 - 39 WASCANA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 204-79, as amended.

(G) On or between the even numbered addresses of 2 - 10 FEE PL, 181 PARLIAMENT ST, the odd numbered addresses of 187 - 191 PARLIAMENT ST, the odd numbered addresses of 205 - 217 PARLIAMENT ST, the odd numbered addresses of 219 - 223 PARLIAMENT ST, the even numbered addresses of 348 - 404 QUEEN ST E, 412 QUEEN ST E, the even numbered addresses of 418 - 420 QUEEN ST E, 426 QUEEN ST E, the even numbered addresses of 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, the even numbered addresses of 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, the even numbered addresses of 526 - 528 QUEEN ST E, the even numbered addresses of 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, the even numbered addresses of 34 - 60 RIVER ST, 101 SACKVILLE ST, 104 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, 343 - 423 SHUTER ST, 427 SHUTER ST, the odd numbered addresses of 429 - 445 SHUTER ST, 447 SHUTER ST, the odd numbered addresses of 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 118 SUMACH ST, the odd numbered addresses of 81 - 111 SUMACH ST, 90 SUMACH ST, the even numbered addresses of 92 - 116 SUMACH ST, the odd numbered addresses of 15 - 37 SYDENHAM ST, the even numbered addresses of 2 - 40 SYDENHAM ST, 10 TRACY ST, the odd numbered addresses of 29 - 31 TRACY ST, the even numbered addresses of 12 - 40 TREFANN ST, the odd numbered addresses of 5 - 15 TREFANN ST, 8 TREFANN 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, the odd numbered addresses of 25 - 39 WASCANA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 284-72, as amended.

(477) Exception R 477

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted

use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 125 WINCHESTER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 109-75, as amended;
- (F) On 390 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 133-76, as amended;
- (G) On or between the even numbered addresses of 32 - 34A AMELIA ST, the even numbered addresses of 36 - 40 AMELIA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-90, as amended.
- (H) On 255 CARLTON ST, 14 SPRUCE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 228-80, as amended.

- (I) On or between the odd numbered addresses of 303 - 303R CARLTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 232-88, as amended.

(478) Exception R 478

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(479) Exception R 479

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (E) On 77 RYERSON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 163-71, as amended;
- (F) On 165 GRANGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 164-71, as amended;
- (G) On 91 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 60-67, as amended;

(H) On 20 VANAULEY ST, the applicable prevailing by-law in Article 950.70.1, being former City of Toronto by-law 680-83, as amended.

(480) Exception R 480

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 11 SULLIVAN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 100-80, as amended.

(481) Exception R 481

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(482) Exception R 482

The lands subject to this exception must comply with the following:



- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On or between the even numbered addresses of 76 - 100 DAVENPORT RD, 3 MC ALPINE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1331-08, as amended;

(F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 5 metres if it contains a **detached house**;
- (ii) 10 metres if it contains a **semi-detached house**;
- (iii) 5 metres if it contains a **duplex**;

- (iv) 5 metres if it contains a **triplex**;
- (v) 10 metres if it contains a **fourplex**; and
- (vi) 5 metres if it contains a **townhouse** or **apartment building**.

(483) Exception R 483

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(484) Exception R 484

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 116 HAZELTON AVE and 41 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 18442, as amended;

(F) On 55 AVENUE RD, the even numbered addresses of 30 - 30A HAZELTON AVE, the even numbered addresses of 34 - 100 HAZELTON AVE, 1 WEBSTER AVE, 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 192-69, as amended.

(485) Exception R 485

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 50 HILLSBORO AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22405, as amended;

(F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 5 metres if it contains a **detached house**;

- (ii) 10 metres if it contains a **semi-detached house**;
- (iii) 5 metres if it contains a **duplex**;
- (iv) 5 metres if it contains a **triplex**;
- (v) 10 metres if it contains a **fourplex**; and
- (vi) 5 metres if it contains a **townhouse** or **apartment building**.

(486) Exception R 486

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 104 TRINITY ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 346-04, as amended;

(F) On 98 TRINITY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 803-84, as amended.

(487) Exception R 487

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(G) On 32 PARK RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 208-82, as amended.

(488) Exception R 488

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(490) Exception R 490

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy



Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
  - (F) On 280 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 206-76, as amended;
  - (G) 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, 169 GERRARD ST E, the odd numbered addresses of 179 - 191 GERRARD ST E, 306 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21115, as amended.
  - (H) On 266 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 237-70, as amended;
  - (I) On 291 GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 255-85, as amended.
- (491) Exception R 491

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On 251 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 157-74, as amended.

(492) Exception R 492

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the

whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.

(493) Exception R 493

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(494) Exception R 494

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On 853 RICHMOND ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 776-07, as amended.

(495) Exception R 495

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(496) Exception R 496

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On or between the odd numbered addresses of 111 - 123 NIAGARA ST, 125 NIAGARA ST, the odd numbered addresses of 135 - 165 NIAGARA ST, 260 NIAGARA ST, 774 RICHMOND ST W, 53 STRACHAN AVE, 2 TECUMSETH ST, 677 WELLINGTON ST W, 701 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21026, as amended.

(497) Exception R 497

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 252-74, as amended.

(498) Exception R 498

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.



(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(499) Exception R 499

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (G) On these lands, Section 12:(5) f of By-law 438-86, as amended prevails.

(500) Exception R 500

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.

- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line or side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line or side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(H) On or between the even numbered addresses of 8 - 12 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 328-88, as amended.

(501) Exception R 501

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 25 ST MARY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21875, as amended.

(502) Exception R 502

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(503) Exception R 503

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on

January 31, 1976.

- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(H) On 561 CHURCH ST, the odd numbered addresses of 577 - 585 CHURCH ST, the even numbered addresses of 86 - 96 GLOUCESTER ST, 79 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 28-76, as amended.

(504) Exception R 504

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(505) Exception R 505

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(506) Exception R 506

The lands subject to this exception must comply with the following:



- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 26 ALEXANDER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22303, as amended;

(H) On 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 277-85, as amended.

(507) Exception R 507

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(508) Exception R 508

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 15 DUNDONALD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22654, as amended.

(509) Exception R 509

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a)

above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 54 ABERDEEN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-69, as amended.

(510) Exception R 510

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 30 GLOUCESTER ST, 33 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-68, as amended.

(511) Exception R 511

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 40 ALEXANDER ST, 70 ALEXANDER ST, the applicable prevailing By-law in Article 950.50.1, being former City of Toronto by-law 21950, as amended.

(512) Exception R 512

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 33 CHARLES ST E, the even numbered addresses of 30 - 34 ISABELLA ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 235-04, as amended.

(513) Exception R 513

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**



A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 100 MAITLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 269-69, as amended.

(514) Exception R 514

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 20 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 275-84, as amended.

(515) Exception R 515

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 1055 BAY ST, 5 INKERMAN ST, 44 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 329-85, as amended.

(516) Exception R 516

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(517) Exception R 517

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (H) On 130 GERRARD ST E, the even numbered addresses of 12 - 18 HORTICULTURAL AVE, 337 JARVIS ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 8-00, as amended.

(518) Exception R 518

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) On a **lot**, a **building** or **structure** must include one or more of the following uses: a **financial institution**, **personal service shop**, **pet services**, **recreation use**, clinic, fire hall, police station, **retail service**, **entertainment place of assembly**, **sports place of assembly**, **art gallery**, **club**, **museum**, **performing arts studio**, **community centre**, library, **amusement arcade**, **eating establishment**, **eating establishment**, **take-out eating establishment**, **retail store**, **day nursery**, **place of worship**, public or separate school, or **place of assembly** subject to:
  - (i) the **main wall** containing the main pedestrian entrance to the **building** may not be more than 5.0 metres from the **front lot line**;
  - (ii) only 15.0 metres of the **front lot line** may be used for any one of the uses listed in (E); and
  - (iii) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (F) A minimum of 60% of the total length of the portion of the **lot line** abutting the **street** for **lots** identified for this provision is used for the uses outlined in (E) and complying with (i), (ii) and (iii) of (E).
- (G) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (H), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (H), below.

(H) In addition to the requirements of the R zone, the uses described in (G), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(519) Exception R 519

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(H) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(520) Exception R 520

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.

- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(521) Exception R 521

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:



- (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(522) Exception R 522

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;

- (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(523) Exception R 523

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) 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**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (G) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (H), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (H), below.

(H) In addition to the requirements of the R zone, the uses described in (G), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(524) Exception R 524

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house** is permitted to be located with a **lot frontage** that is less than that required by the area specific minimum **lot frontage** for this use.
- (B) On 19 BEECH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 50-81, as amended.

(525) Exception R 525

The lands subject to this exception must comply with the following:

- (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, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 423-80, as amended.

(526) Exception R 526

The lands subject to this exception must comply with the following:

- (A) On a **lot**, non-retail commercial uses are permitted in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(527) Exception R 527

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **retail store** that is a variety or smoke shop is permitted if it is located on the ground floor in a **building** that existed on May 30, 1983.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(528) Exception R 528

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (B) On a **lot**, a Tong House is a permitted use; and
- (C) 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.
- (D) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

(H) These lands must comply with prevailing by-law Section 955.10.(565).

(529) Exception R 529

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, a **nursing home**, **residential care home**, **retirement home**, or seniors' community house is a permitted use.

(530) Exception R 530

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) an office is a permitted use.
- (D) On a **lot**, a **custom workshop**, artist's studio, office, an office for a real estate brokerage, property management and appraisal, or **ancillary showroom** is a permitted use.

(531) Exception R 531

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** supply yard is a permitted use.
- (B) The land subject to this exception must comply with Regulation 955.10.(406).

(532) Exception R 532

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **production studio** is a permitted use.
- (B) The land subject to this exception must comply with Regulation 955.10.(407).

(533) Exception R 533

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:

- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
- (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (G), below.
- (G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that



intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) The land subject to this exception must comply with Regulation 955.10.(399).

(I) On or between the odd numbered addresses of 891 - 901 ADELAIDE ST W, 21 CANNIFF ST, the even numbered addresses of 1000 -1030 KING ST W, 1005 KING ST W, the odd numbered addresses of 1029 -1071 KING ST W, 901 KING ST W, 905 KING ST W, 915 KING ST W, 954 KING ST W, 25 MASSEY ST, 90 SHANK ST, 96 SHANK ST, 24 SHAW ST, 18 STAFFORD ST, 100 STRACHAN AVE, 12 SUDBURY ST, 15 SUDBURY ST, 18 SUDBURY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 694-86, as amended.

(534) Exception R 534

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (D) On 142 PEARS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 276-77, as amended.

(535) Exception R 535

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.

- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 191-72, as amended.

(536) Exception R 536

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **ancillary retail store** for the purposes of selling products manufactured or produced on site is permitted.
- (B) On or between the odd numbered addresses of 1 - 43 CANNES CRCL, 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 383-99, as amended.

(537) Exception R 537

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(538) Exception R 538

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst **Street**.

(539) Exception R 539

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst **Street**.

(540) Exception R 540

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, a **semi-detached house** or **fourplex** is not a permitted use
- (C) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

- (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (D) Permitted dwelling types include a **detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
- (i) 10.5 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;
  - (iii) 15 metres if it contains a **duplex**;
  - (iv) 15 metres if it contains a **triplex**; and
  - (v) 24 metres if it contains a **fourplex**;

(541) Exception R 541

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (C) The land subject to this exception must comply with Regulation 955.10.(415).

(D) The land subject to this exception must comply with Regulation 955.10.(421).

(542) Exception R 542

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst Street.

(C) The land subject to this exception must comply with Regulation 955.10.(474).

(543) Exception R 543

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst **Street**.

(544) Exception R 544

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst **Street**.

(545) Exception R 545

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst Street.

(C) On 130 RIDELLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 194-75, as amended.

(546) Exception R 546

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst **Street**.

(547) Exception R 547

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is a permitted use with a maximum of 1.51 FSI.

(548) Exception R 548

The lands subject to this exception must comply with the following:

(A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:

(i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and

(ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(549) Exception R 549

The lands subject to this exception must comply with the following:

(A) On a **lot** with a **building** that has been designated by the City of Toronto as being historical and/or architectural significant, no parking or **loading space** is required to be provided on the **lot**, except:

(i) any **parking space** or **loading space** that existed on the **lot** on or before March 1, 1994 must be maintained to an amount equal to what is required under this By-law or the amount that existed on the **lot**, whichever is less; and

(ii) any addition to such **building** or replacement of the **building** complies with the applicable **parking space** or **loading space** rates established by this By-law.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(550) Exception R 550

The lands subject to this exception must comply with the following:

(A) On a **lot**, a use that exists since July 26, 1994 is a permitted use;

(B) Where an addition to a use in (A) is made, the **gross floor area** of the addition may increase by an amount 25 percent greater than what was lawfully established on the **lot** on July 20, 1993; and

(C) In the case of the replacement of the existing **building**, Clause 700.20 shall apply for any use that existed other than a residential use.

(D) On a **lot**, a **vehicle fuel station, vehicle service shop, vehicle repair shop, public parking, vehicle**

**washing establishment**, or builder's supply yards is a permitted use; and

- (E) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (F) On or between the odd numbered addresses of 5 -29 TRENT AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1106-01, as amended.

(551) Exception R 551

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(454).

(552) Exception R 552

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum height of a **building** permitted by By-law 130-92 of the former City of Toronto is 12.0 metres.
- (B) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-92, as amended.

(553) Exception R 553

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building**, **duplex**, **triplex**, or **townhouse** is not a permitted use, 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**.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 33 JACKES AVE, 35 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 441-86, as amended.

(554) Exception R 554

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

- (E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:



(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (G) On 74 MC GILL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 151-78, as amended.

(555) Exception R 555

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (556) Exception R 556

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On or between the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-82, as amended.

(557) Exception R 557

The lands subject to this exception must comply with the following:

(A) On a **lot**, parking for the permitted uses shall be provided on the **lot**, provided:

- (i) no **parking space** is within 6.0 metres of the **lot line** abutting Shuter Street;
- (ii) an minimum of 3 **parking spaces** for every 4 **dwelling units** are provided.

For the purposes of this provision, the area that this exception pertains to shall be considered to be one **lot**.

- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) On 155 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22956, as amended.

(558) Exception R 558

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **residential building** is not required to comply with Section 5.10.40.1 (2), the applicable **front yard setback**, and the applicable **building depth** provisions;
- (B) on a **lot**, no **building** is closer than 2.0 metres for a **lot line** that abuts Gerrard Street East;
- (C) on a **lot**, no **residential building** may exceed a **building length** of 14.0 metres; and
- (D) a **lot** must front on a **street**, other than a public **lane**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(559) Exception R 559

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **eating establishment**, **take-out eating establishment**, office, **art gallery**, **museum**, **place of assembly**, and **private school** are permitted uses.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (H) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(560) Exception R 560

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or a mixed use **building** is permitted may have a **floor space index** greater than 1.0 or a height greater than 12.0 metres, provided:
  - (i) the **interior floor area** of the portion of the **building** containing **dwelling units** does not exceed a **floor space index** of 2.5;
  - (ii) the **interior floor area** of the portion of the **building** containing **dwelling units** has a **floor space index** that is not less than 1.5;
  - (iii) the **interior floor area** of the portion of the **building** used for non-residential purposes does not exceed a **floor space index** of 0.5;

- (iv) the **building** has a minimum setback of 6.0 metres from the **front lot line** abutting Jarvis Street.
  - (v) the **building** has a maximum height limit of 9.0 metres for the portion of the **building** that is within 4.5 metres of the **side lot line** abutting Isabella Street for a distance of 24.0 metres as measured from the easterly **rear lot line**; and
  - (vi) a maximum of 45 degrees **angular plane**, angled upward and inward over the **lot**, measured at a line parallel to and 9.0 metres above the **side lot line** abutting Isabella Street for a distance of 6.0 metres easterly from the easterly limit of Jarvis Street and proceeding easterly from that line.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (G), below.
- (G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(561) Exception R 561

The lands subject to this exception must comply with the following:

(A) On a **lot**, **retail store**, **personal service shop**, **eating establishment**, **take-out eating establishment**, **art gallery**, or **ancillary showroom** are permitted uses, provided:

(i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard 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

(iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club**, **place of assembly**, **community centre**, and **financial institution**.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:



**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(562) Exception R 562

The lands subject to this exception must comply with the following:

(A) On a **lot, retail store, personal service shop, eating establishment, take-out eating establishment, art gallery, or ancillary showroom** are permitted uses, provided:

- (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required **front yard 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
  - (iii) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, and financial institution**.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (C) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (E), below.
- (E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(563) Exception R 563

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use, provided:
  - (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** 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 **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(564) Exception R 564

The lands subject to this exception must comply with the following:

- (A) A **vehicle repair shop** is not a permitted use.
- (B) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 831-00, as amended.

(565) Exception R 565

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(566) Exception R 566

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(567) Exception R 567

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On 96 and 96A ADMIRAL RD, the applicable prevailing by-law in Article 950.50.1, being former City of

Toronto by-law 100-82, as amended.

- (C) On 187 MADISON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 10-87, as amended;
- (D) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1091-05, as amended;
- (E) On 169 SPADINA RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 11-87, as amended;
- (F) On 8 DALTON RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 157-69, as amended;
- (G) On 93 MADISON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 198-85, as amended;
- (H) On 133 MADISON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 299-84, as amended.

(568) Exception R 568

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1091-05, as amended.

(569) Exception R 569

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(570) Exception R 570

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(571) Exception R 571

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, the minimum **front yard setback** is 4.87 metres.
- (C) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22846, as amended;
- (D) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-83, as amended.

(572) Exception R 572

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (B) The land subject to this exception must comply with Regulation 955.10.(434).
- (C) On 30 and 32 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 194-83, as amended; and
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 13.5 metres if it contains a **duplex**;

- (iv) 13.5 metres if it contains a **triplex**;
- (v) 30.0 metres if it contains a **apartment building**; and
- (vi) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.

(573) Exception R 573

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 15.0 metres if it contains a **triplex**;
  - (iv) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.

(574) Exception R 574

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **rear yard setback** is 12.0 metres; and
- (B) a minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, shall be used for **soft landscaping**.
- (C) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (D) On 10 DELISLE AVE, 1560 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 104-01, as amended.

(575) Exception R 575

The lands subject to this exception must comply with the following:

- (A) An **apartment building**, **triplex** or **townhouse** are not permitted uses.
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage**, if the **lot** is north of Constance street, is:
  - (i) 12 metres if it contains a **detached house**;
  - (ii) 24 metres if it contains a **semi-detached house**;
  - (iii) 12 metres if it contains a **duplex**; and
  - (iv) 24 metres if it contains a **fourplex**.

(576) Exception R 576

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **front yard setback** is 6.0 metres; and
- (B) no **vehicle** may be parked within 6.0 metres of the **front lot line**.
- (C) 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, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 423-80, as amended.

(577) Exception R 577

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building**, **duplex**, **triplex**, or **townhouse** is not a permitted use, 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**.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(C) On 7 JACKES AVE, 16 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 167-68, as amended.

(578) Exception R 578

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On 21 PLEASANT BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22740, as amended;

(C) On 10 AVOCA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 251-67, as amended;

(D) On 50 ROSEHILL AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 589-05, as amended;

(E) On 40 ROSEHILL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 599-82, as amended;

(F) On 555 AVENUE RD, 70 ROSEHILL AVE, 1 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 645-76, as amended.

(579) Exception R 579

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On 15 SUMMERHILL AVE, the odd numbered addresses of 1133 -1177 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-83, as amended;

(C) On 95 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 333-81, as amended;

(D) On 70 SHAFTESBURY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 395-76, as amended.

(580) Exception R 580

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On 80 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 100-68, as amended.

(581) Exception R 581

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

- (B) On 88 BROADWAY AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1109-04, as amended;
- (C) On 107 BROADWAY AVE, 177 REDPATH AVE, 200 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 165-69, as amended;
- (D) On 15 ERSKINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 195-67, as amended;
- (E) On or between the odd numbered addresses of 133 - 141 ERSKINE AVE, the odd numbered addresses of 165 - 171 ERSKINE AVE, 241 REDPATH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 20904, as amended;
- (F) On 150 Roehampton Avenue, Bylaws 732-2005, and 6-2006(OMB) as amended, of the City of Toronto prevails; and
- (G) On the lands municipally known as 70 Roehampton Avenue, By-law 817-2007, as amended of the City of Toronto prevails.

(582) Exception R 582

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 22 BALLIOL ST, 33 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-70, as amended;
- (C) On 185 BALLIOL ST, 141 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 365-67, as amended;
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.

(583) Exception R 583

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 18 BROWNLOW AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1280-07, as amended;
- (C) On 158 SOUDAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-75, as amended;
- (D) On 11 LILLIAN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 201-80, as amended;
- (E) On 55 BROWNLOW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22034, as amended;
- (F) On 45 DUNFIELD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22418, as amended; and
- (G) On these lands municipally known as the odd numbered addresses of 66 – 72 Redpath Avenue, City of Toronto by-law 714-2005, as amended, prevails.
- (H) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.

(584) Exception R 584

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(585) Exception R 585

The lands subject to this exception must comply with the following:



- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 155 BALLIOL ST, 45 BALLIOL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22120, as amended.
- (C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.

(586) Exception R 586

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 345 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22269, as amended.

(587) Exception R 587

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the odd numbered addresses of 221 - 265 BALLIOL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22290, as amended;
- (C) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.

(588) Exception R 588

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the even numbered addresses of 108 - 128 BALLIOL ST, 200 BALLIOL ST, the even numbered addresses of 216 - 240 BALLIOL ST, the odd numbered addresses of 195 - 225 DAVISVILLE AVE, 33 DAVISVILLE AVE, the odd numbered addresses of 77 - 111 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22535, as amended.

(589) Exception R 589

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 108 REDPATH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 325-69, as amended.

(590) Exception R 590

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 12 GLEN ELM AVE, 1639 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-06, as amended;
- (C) On 57 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 44-86, as amended;
- (D) On 30 GLEN ELM AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 623-76, as amended;
- (E) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 670-80, as amended.

(F) On 30 ALVIN AVE, the odd numbered addresses of 25 - 29 HEATH ST E, 22 ST CLAIR AVE E, 1501 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 810-08, as amended.

(591) Exception R 591

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (D) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 575-79, as amended.

(E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 9 metres if it contains a **detached house**;
- (ii) 15 metres if it contains a **semi-detached house**;and
- (iii) 12 metres if it contains a **duplex**.

(592) Exception R 592

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.

(593) Exception R 593

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating**

**establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(594) Exception R 594

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **semi-detached house** is not a permitted use.

(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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0576, as amended.

(595) Exception R 595

The lands subject to this exception must comply with the following:

(A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.

(596) Exception R 596

The lands subject to this exception must comply with the following:

(A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

(i) it existed on the **lot** on December 13, 1993; and

(ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

(B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

(i) it existed on the **lot** on December 13, 1993;

(ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and

(iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(597) Exception R 597

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is not a permitted use; and

(B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.

(598) Exception R 598

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.

(599) Exception R 599

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house**, **semi-detached house**, **townhouse**, **park**, or **ancillary** uses are the only permitted uses.

(600) Exception R 600

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house**, **semi-detached house**, **townhouse**, **park**, or **ancillary** uses are the only permitted uses.
- (B) On or between the even numbered addresses of 22 - 48 ACORES AVE, the odd numbered addresses of 9 - 47 ACORES AVE, the odd numbered addresses of 1 - 39 MINHO BLVD, the even numbered addresses of 12 - 38 MINHO BLVD, the odd numbered addresses of 1095 - 1111 OSSINGTON AVE, the even numbered addresses of 1152 - 1204 SHAW ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 747-98, as amended.

(601) Exception R 601

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) Permitted dwelling types include a **detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) The land subject to this exception must comply with Regulation 955.10.(387).
- (D) On or between the odd numbered addresses of 183 - 187 LYNDHURST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 295-79, as amended;
- (E) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 365-75, as amended.
- (F) 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, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 566-00, as amended.

(602) Exception R 602

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 36 WHITEWOOD RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 134-05, as amended;
- (D) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**.

(603) Exception R 603

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.

(604) Exception R 604

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.

(605) Exception R 605

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) The land subject to this exception, west of Chatsworth Drive, is also subject to Regulation 955.10.(376).

(606) Exception R 606

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On or between the odd numbered addresses of 207 - 217 ROSLIN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 106-01, as amended;
- (D) On or between the even numbered addresses of 20 - 74 BOWOOD AVE, the odd numbered addresses of 21 - 87 BOWOOD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-77, as amended.

(607) Exception R 607

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating**

**establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(608) Exception R 608

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) an office is a permitted use;
- (D) On 54 FOXBAR RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-82, as amended.

(609) Exception R 609

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) permits offices.

(610) Exception R 610

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,



- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) an office is a permitted use.

(611) Exception R 611

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) an office is a permitted use;

(D) On 62 DAWES RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 565-91, as amended.

(612) Exception R 612

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(613) Exception R 613

The lands subject to this exception must comply with the following:

(A) The maximum **building length** is 14.0 metres.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(614) Exception R 614

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) permits an office.

(615) Exception R 615

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) permit offices on **lots**.

(616) Exception R 616

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) permit offices on **lots**.
- (E) On or between the odd numbered addresses of 106 - 108 BANFF RD, the odd numbered addresses of 109 - 137 BANFF RD, the even numbered addresses of 110 - 138 BANFF RD, the even numbered addresses of 500 - 518 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-80, as amended.
- (F) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 12 BRUCE PARK AVE, the even numbered addresses of 16 - 26 BRUCE PARK AVE, the even numbered addresses of 538 - 550 EGLINTON AVE E, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENAVY AVE, the even numbered addresses of 8 - 28 GLENAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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, 13 SHERWOOD LANE, 1 WALDER AVE, the odd numbered addresses of 3 - 45 WALDER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-80, as amended;
- (G) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
- (i) 7.5 metres if it contains a **detached house**.

(617) Exception R 617

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use;

(E) On 29 PLEASANT BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 208-72, as amended.

(618) Exception R 618

The lands subject to this exception must comply with the following:



- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (C), below.
- (C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (D) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(619) Exception R 619

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) an office is a permitted use;
- (D) On a **lot**, a **custom workshop**, artist's studio, office, or **ancillary showroom** is a permitted use.
- (E) The land subject to this exception must comply with Regulation 955.10.(389).
- (F) The land subject to this exception must comply with Regulation 955.10.(390).

(620) Exception R 620

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) an office is a permitted use;

(D) On a **lot**, a **custom workshop**, artist's studio, office, or **ancillary showroom** is a permitted use.

(621) Exception R 621

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst Street.

(C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(D) The land subject to this exception must comply with Regulation 955.10.(418).

(E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 7.5 metres if it contains a **detached house**;
- (ii) 15 metres if it contains a **semi-detached house**;
- (iii) 15 metres if it contains a **duplex**;
- (iv) 15 metres if it contains a **triplex**; and
- (v) 24 metres if it contains a **fourplex**;

(622) Exception R 622

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (D) The land subject to this exception must comply with Regulation 955.10.(422).
- (E) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 12 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;and

(iii) 30 metres if it contains a **duplex**.

(623) Exception R 623

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst Street.

(C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(624) Exception R 624

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst Street.

(C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(625) Exception R 625

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

(i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and

(ii) the principal entrance is from Bathurst Street.

(C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

- a) the house is at least 40 years old,

- b) the house contains a residential **gross floor area** of at least 460 square metres

- c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

- d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

(i) 10.5 metres if it contains a **detached house**;

(ii) 15 metres if it contains a **semi-detached house**;

(iii) 15 metres if it contains a **duplex**;

(iv) 15 metres if it contains a **triplex**; and

(v) 24 metres if it contains a **fourplex**;

(626) Exception R 626

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle dealership** and **ancillary showroom** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that



intersection.

(E) permit offices on **lots**.

(627) Exception R 627

The lands subject to this exception must comply with the following:

(A) The maximum **building length** is 14.0 metres.

(B) Permitted dwelling types include A **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(C) The land subject to this exception must comply with Regulation 955.10.(471).

(D) The land subject to this exception must comply with Regulation 955.10.(492).

(628) Exception R 628

The lands subject to this exception must comply with the following:

(A) The maximum **building length** is 14.0 metres.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(629) Exception R 629

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** east of Inglewood drive or south of St Clair Avenue is:

- (i) 12 metres if it contains a **detached house**;
  
- (ii) 18 metres if it contains a **semi-detached house**;
  
- (iii) 12 metres if it contains a **duplex**;
  
- (iv) 12 metres if it contains a **triplex**; and
  
- (v) 24 metres if it contains a **fourplex**;

(D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** west of Inglewood drive and north of St. Clair avenue is:

- (i) 9 metres if it contains a **detached house**;
  
- (ii) 15 metres if it contains a **semi-detached house**;
  
- (iii) 9 metres if it contains a **duplex**;
  
- (iv) 9 metres if it contains a **triplex**; and
  
- (v) 18 metres if it contains a **fourplex**;

(630) Exception R 630

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(631) Exception R 631

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
  
- (C) On or between the odd numbered addresses of 251 - 359 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 375-78, as amended.

(632) Exception R 632

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, the even numbered addresses of 16 - 26 BRUCE PARK AVE, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENVAVY AVE, the even numbered addresses of 8 - 28 GLENVAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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, 13 SHERWOOD LANE, the odd numbered addresses of 3 - 45 WALDER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 149-78, as amended.

(633) Exception R 633

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, the even numbered addresses of 16 - 26 BRUCE PARK AVE, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENVAVY AVE, the even numbered addresses of 8 - 28 GLENVAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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 RO
- (D) On or between the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 573 - 607 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-74, as amended.
- (E) On or between the even numbered addresses of 106 - 108 BANFF RD, the odd numbered addresses of 109 - 137 BANFF RD, the even numbered addresses of 110 - 138 BANFF RD, the even numbered addresses of 500 - 518 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-80, as amended.
- (F) On 359 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 202-80, as amended.

(634) Exception R 634

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the even numbered addresses of 128 - 134 HEATH ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 203-80, as amended;
- (D) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 576-79, as amended.
- (E) On 107 ROSE PARK DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 584-86, as amended;
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;
  - (iii) 7.5 metres if it contains a **duplex**; and
  - (iv) 15 metres if it contains a **fourplex**.

(635) Exception R 635

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the odd numbered addresses of 251 - 359 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 375-78, as amended.

(636) Exception R 636

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the odd numbered addresses of 251 - 359 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 375-78, as amended.

(637) Exception R 637

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,

- b) the house contains a residential **gross floor area** of at least 460 square metres
- c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
- d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(638) Exception R 638

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(639) Exception R 639

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.
- (G) On 286 GEORGE ST, 300 GEORGE ST, 257 JARVIS ST, the odd numbered addresses of 261 - 269 JARVIS ST, 279 JARVIS ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 487-91, as amended.

(640) Exception R 640

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.



- (B) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
  - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(641) Exception R 641

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(642) Exception R 642

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(643) Exception R 643

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(644) Exception R 644

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home\*** (1)

**Retirement Home\*** (1)

**Religious Residence\*** (2)

\*This is a defined term in Chapter 800 of this By-law.

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(645) Exception R 645

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(646) Exception R 646

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and



- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(647) Exception R 647

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **hospital** and accessory uses are permitted in the **building** that existed on May 1, 1979.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(C) On a **lot**, a **tourist home** is a permitted use; and

(D) 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**.

(E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (H) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(648) Exception R 648

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10.

(649) Exception R 649

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, an office that existed on May 5, 1986 for The Frontier College is a permitted use.

(C) On 33 JACKES AVE, 35 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former

City of Toronto by-law 441-86, as amended.

(650) Exception R 650

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.
- (C) On 7 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 164-75, as amended.

(651) Exception R 651

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.
- (C) On 44 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22195, as amended.

(652) Exception R 652

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 40 degree angle over the **lot**, at an elevation of 14.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "1" on the applicable maps referenced in Regulation 955.10. (1064).

(653) Exception R 653

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (H) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(654) Exception R 654

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(655) Exception R 655

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).

(656) Exception R 656

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(657) Exception R 657

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(658) Exception R 658

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On 620 CHURCH ST, 66 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 242-68, as amended.

(659) Exception R 659

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (E), below.



(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(660) Exception R 660

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(661) Exception R 661

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **hospital** is a permitted use in a **building** as it existed on May 1, 1979.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(H) On 500 SHERBOURNE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1072-05, as amended.

(662) Exception R 662

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(663) Exception R 663

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(664) Exception R 664

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On 555 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 258-71 and the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1044-06, as amended;
- (C) On the lands municipally known as 582 Sherbourne Street and 28 Linden Street, By-law 986-2007, as amended of the City of Toronto prevails.

(665) Exception R 665

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(666) Exception R 666

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (D), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an

elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(668) Exception R 668

The lands subject to this exception must comply with the following:

(A) for lands municipally known as 80 and part of 100 Turnberry Avenue, the applicable regulations of Bylaw 153-2005, as amended, of the City of Toronto prevails.

(669) Exception R 669

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,



- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 124 Spencer Avenue, Bylaw 977-2009 as amended of the City of Toronto prevails.

(670) Exception R 670

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 451 - 515 ROSEWELL AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 942-2002, as amended.

(671) Exception R 671

A) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 10.5 metres if it contains a **detached house**;
- (ii) 15 metres if it contains a **semi-detached house**;
- (iii) 10.5 metres if it contains a **duplex**;
- (iv) 10.5 metres if it contains a **triplex**;
- (v) 15 metres if it contains a **fourplex**; and
- (vi) 7.5 metres if it contains a **townhouse**.

(672) Exception R 672

The lands subject to this exception must comply with the following:

- (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, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 423-80, as amended.

(673) Exception R 673

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

- (C) On or between the even numbered addresses of 128 - 134 HEATH ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 203-80, as amended;
- (D) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 576-79, as amended.
- (E) On 107 ROSE PARK DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 584-86, as amended;
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 12 metres if it contains a **detached house**;

- (ii) 18 metres if it contains a **semi-detached house**;

- (iii) 12 metres if it contains a **duplex**; and

- (iv) 24 metres if it contains a **fourplex**.

(674) Exception R 674

The lands subject to this exception must comply with the following:

(A) An **apartment building**, **triplex** or **townhouse** are not permitted uses.

(B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 15 metres if it contains a **detached house**;

- (ii) 30 metres if it contains a **semi-detached house**;

- (iii) 15 metres if it contains a **duplex**; and

- (iv) 30 metres if it contains a **fourplex**.

(675) Exception R 675

The lands subject to this exception must comply with the following:

(A) An **apartment building**, **triplex** or **townhouse** are not permitted uses.

(B) On 387 PARKSIDE DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 767-83, as amended;

(C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 9 metres if it contains a **detached house**;

- (ii) 18 metres if it contains a **semi-detached house**;

- (iii) 9 metres if it contains a **duplex**; and

- (iv) 18 metres if it contains a **fourplex**.

(676) Exception R 676

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).

(677) Exception R 677

The lands subject to this exception must comply with the following:

- (A) On the odd numbered addresses of 3 - 15 ROWNTREE AVE, the even numbered addresses of 2 - 22 ROWNTREE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 572-79, as amended.

(678) Exception R 678

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(679) Exception R 679

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:

- a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On 26 WARREN RD, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(764).

(680) Exception R 680

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(E) On the even numbered addresses of 1746 -1748 BAYVIEW AVE, the even numbered addresses of 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0145, as amended.

(681) Exception R 681

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which:

(a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which:

(a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On the odd numbered addresses of 1 - 1C BRACONDALE HILL RD, the even numbered addresses of 1000 -1048 DAVENPORT RD, the odd numbered addresses of 29 - 47 HILLCREST DR, the odd numbered addresses of 51 - 55 HILLCREST DR, 2 TURNER RD, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(768).

(682) Exception R 682

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(683) Exception R 683

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

- (ii) be located on a **lot** which:
  - (a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(777).
- (D) On the even numbered addresses of 530 - 550 KINGSTON RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 402-85, as amended.
- (E) On the even numbered addresses of 494 - 496 KINGSTON RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 963-01, as amended.

(684) Exception R 684

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home\*** (1)

**Retirement Home\*** (1)

**Religious Residence\*** (2)

\*This is a defined term in Chapter 800 of this By-law.

- (#) The number after the listed use is the condition number reference in (D), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 15 BRUYERES MEWS, the odd numbered addresses of 651 - 701 FLEET ST, 205 FORT YORK BLVD, 100 GARRISON RD, 65 GRAND MAGAZINE ST, 38 GRAND MAGAZINE ST, 75 IANNUZZI ST, 70 IANNUZZI ST, 262 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 494-07, as amended.
- (F) On 262 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 831-02, as amended.

(685) Exception R 685

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On a **lot**, a **place of worship**, **religious education use**, **religious residence**, **community centre**, **hospital**, **retirement home**, seniors' community house, library, **museum**, or **art gallery** is not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West.
- (C) On a **lot**, the minimum **lot area** is 900 square metres.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:



- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).

(686) Exception R 686

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) On 110 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 86-86, as amended.

(687) Exception R 687

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building or structure** is not a permitted.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) On 80 WINCHESTER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 88-78, as amended.

(688) Exception R 688

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **semi-detached house** is the only permitted use.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) On the even numbered addresses of 10 - 56 COATSWORTH CRES, the odd numbered addresses of 77 - 123 HANSON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 656-86, as amended.

(689) Exception R 689

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
- (i) 9 metres if it contains a **detached house**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

### (690) Exception R 690

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (C), below.
- (C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:

- (i) 9 metres if it contains a **detached house**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On the even numbered addresses of 1746 -1748 BAYVIEW AVE, the even numbered addresses of 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0145, as amended.

(691) Exception R 691

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(692) Exception R 692

The lands subject to this exception must comply with the following:

(A) On a **lot**, a Tong House is a permitted use; and

(B) 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.

(C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or



- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 22 MC CAUL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 649-87, as amended.

(693) Exception R 693

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) The maximum permitted **gross floor area** of a **residential building** or **structure** is 1.5 times the area of the **lot**, unless 25% of the **dwelling units** on the **lot** are assisting housing units, in which case the maximum **gross floor area** may exceed 1.5 times the area of the **lot**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(694) Exception R 694

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **holistic centre** is a permitted use

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(695) Exception R 695

The lands subject to this exception must comply with the following:

- (A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (D) 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, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 603-99, as amended.

(696) Exception R 696

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is permitted as an **ancillary** use.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

- (C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) On the odd numbered addresses of 1369 -1379 BLOOR ST W, 2 MERCHANT LANE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 695-92, as amended.

(697) Exception R 697

The lands subject to this exception must comply with the following:

(A) On a **lot**, an office is permitted, if:

- (i) it is located in the **basement** or **first floor** of the **residential building** that existed on the site 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) the front of the **building** is not altered to not appear as a **semi-detached house building**.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(698) Exception R 698

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** east of Inglewood drive is:
  - (i) 5 metres if it contains a **detached house**;
  - (ii) 10 metres if it contains a **semi-detached house**;
  - (iii) 5 metres if it contains a **duplex**;
  - (iv) 5 metres if it contains a **triplex**;
  - (v) 10 metres if it contains a **fourplex**;and
  - (vi) 5 metres for any other **building** type.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(780).
- (H) On 101 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 635-83, as amended.

(699) Exception R 699

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** east of Inglewood drive is:

(i) 5 metres if it contains a **detached house**;

(ii) 10 metres if it contains a **semi-detached house**;

(iii) 5 metres if it contains a **duplex**;

(iv) 5 metres if it contains a **triplex**;

(v) 10 metres if it contains a **fourplex**;and

(vi) 5 metres for any other **building** type.

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(780).

(700) Exception R 700

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or



- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** east of Inglewood drive is:
  - (i) 5 metres if it contains a **detached house**;
  - (ii) 10 metres if it contains a **semi-detached house**;
  - (iii) 5 metres if it contains a **duplex**;
  - (iv) 5 metres if it contains a **triplex**;
  - (v) 10 metres if it contains a **fourplex**;and
  - (vi) 5 metres for any other **building** type.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(780).
- (G) On the odd numbered addresses of 11 - 13 NEW ST, 15 NEW ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 63-76, as amended.

(701) Exception R 701

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **club**, bake-shop, caterer's shop, **take-out eating establishment**, place of amusement, **vehicle service shop**, **vehicle** repair, **vehicle fuel station**, **vehicle washing establishment**, **public parking**, or **vehicle depot** are not permitted uses; and
- (D) on a **lot**, an **eating establishment** is a permitted use, subject to the conditions that no single **eating establishment** may exceed 200 square metres in **interior floor area** and the total of all **eating establishments** on the **lot** cannot exceed 400 square metres in **gross floor area**.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On the odd numbered addresses of 23 - 29 WEBSTER AVE, 31 WEBSTER AVE, the odd numbered addresses of 33 - 35 WEBSTER AVE, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(750).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(780).

(702) Exception R 702

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (E), below.
- (E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On the even numbered addresses of 76 - 86 ASQUITH AVE, 88 ASQUITH AVE, the even numbered addresses of 90 - 96 ASQUITH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 669-80, as amended.

(G) On 88 ASQUITH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 779-83, as amended.

(703) Exception R 703

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On the odd numbered addresses of 23 - 29 WEBSTER AVE, 31 WEBSTER AVE, the odd numbered addresses of 33 - 35 WEBSTER AVE, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(750).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(780).

(704) Exception R 704

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and

- (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 60 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 480-91, as amended.

(705) Exception R 705

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(706) Exception R 706

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**



**Retirement Home (1)**

**Religious Residence (2)**

\*This is a defined term in Chapter 800 of this By-law.

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

(H) On 17 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 472-82, as amended.

(707) Exception R 707

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted

use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 25 BLEECKER ST, the even numbered addresses of 188 - 190 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-93, as amended.

(708) Exception R 708

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 40 HOMEWOOD AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 51-69, as amended.

(H) On 60 HOMEWOOD AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 522-83, as amended.

(709) Exception R 709

The lands subject to this exception must comply with the following:

(A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(B) On a **lot**, a **nursing home**, **residential care home**, **retirement home**, or seniors' community house is a permitted use.

(C) On the even numbered addresses of 190A - 190J LOWTHER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 423-83, as amended.

(D) On the even numbered addresses of 190A - 190J LOWTHER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 611-84, as amended.

(E) On the even numbered addresses of 190A - 190J LOWTHER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 762-83, as amended.

(710) Exception R 710

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **nursing home** is a permitted use, provided:

(i) the **building** does not exceed 2 storeys in height;

(ii) the maximum **lot coverage** is 35%; and

(iii) the minimum **side yard setback** is 7.5 metres; and

(iv) the minimum **rear yard setback** is 12.0 metres.

(B) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.

(C) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(711) Exception R 711

The lands subject to this exception must comply with the following:

(A) On a **lot**, uses permitted under the Commercial-Residential zone category, other than **eating establishment**, **take-out eating establishment**, **drive-in eating establishment**, caterer's shop, **club**,

or **entertainment place of assembly**, are permitted uses in **buildings** or **structures** that existed on June 30, 1978.

(B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On the even numbered addresses of 10 - 30 RODEN PL, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 632-82, as amended.

(712) Exception R 712

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **art gallery**, library, **museum**, public or separate school, **post-secondary school**, clinic, post office, **education use**, **hospital**, **religious education use**, or a **place of assembly** that is a union hall are permitted uses, provided the **gross floor area** of the **building** does not exceed the **gross floor area** that existed on the **lot** on June 30, 1978.
- (B) On a **lot**, a Tong House is a permitted use; and
- (C) 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.
- (D) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(713) Exception R 713

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** and accessory uses are permitted in the **building** that existed on May 1, 1979.
- (B) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (C) On a **lot**, a **tourist home** is a permitted use; and
- (D) 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**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) On 2R WELLESLEY PL, 6 WELLESLEY PL, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 902-02, as amended.

(714) Exception R 714

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

(i) 10.5 metres if it contains a **detached house**;

(ii) 21 metres if it contains a **semi-detached house**;

(iii) 10.5 metres if it contains a **duplex**;

(iv) 10.5 metres if it contains a **triplex**;

(v) 21 metres if it contains a **fourplex**; and



- (vi) 10.5 metres if it contains a **townhouse** or **apartment building**.
- (C) On 10 ADMIRAL RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 505-92, as amended.

(715) Exception R 715

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 13.5 metres if it contains a **duplex**;
  - (iv) 13.5 metres if it contains a **triplex**;
  - (v) 30.0 metres if it contains a **apartment building**; and
  - (vi) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(716) Exception R 716

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **rear yard setback** is 12.0 metres; and
- (B) a minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, shall be used for **soft landscaping**.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(717) Exception R 717

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(718) Exception R 718

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(719) Exception R 719

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).

(720) Exception R 720

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the **rear yard** for a depth of 7.5 metres from the **rear lot line**, will be **landscaping**.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(721) Exception R 721

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** is not a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(722) Exception R 722

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (H) On 21 HILLSDALE AVE E, 9 HILLSDALE AVE E, the even numbered addresses of 12 - 16 MANOR RD E, the odd numbered addresses of 2079 -2085 YONGE ST, 2087 YONGE ST, the odd numbered addresses of 2093 -2111 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 809-84, as amended.

(723) Exception R 723

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(G) On 111 REDPATH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 714-81, as amended.

(724) Exception R 724

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(725) Exception R 725

The lands subject to this exception must comply with the following:

(A) The maximum **building length** is 14.0 metres.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(726) Exception R 726

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(727) Exception R 727

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 65 SHELDRAKE BLVD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 856-01, as amended.

(728) Exception R 728

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(729) Exception R 729

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(377).

- (B) On 46 LAKEVIEW AVE, the applicable prevailing by-law in Article 950.70.1, being the City of Toronto by-law 311-00, as amended.
- (C) On 263 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 668-83, as amended.
- (D) On 263 GLADSTONE AVE, 277 GLADSTONE AVE, 41 RUSHOLME PARK CRES, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 706-86, as amended.
- (E) On 422 OSSINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0375, as amended.
- (F) On 382 DOVERCOURT RD, the odd numbered addresses of 5 - 7 HEYDON PARK RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0556, as amended.

(730) Exception R 730

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(401).
- (B) between the even numbered addresses of 14 - 120 PETERBOROUGH AVE, the odd numbered addresses of 15 - 107 PETERBOROUGH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 222-79, as amended.
- (D) On 49 AUBURN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 285-75, as amended.
- (E) On the odd numbered addresses of 1 - 65 HENDRICK AVE, the even numbered addresses of 30 - 74 HENDRICK AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 340-79, as amended.

(731) Exception R 731

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(403).
- (B) The land subject to this exception must comply with Regulation 955.10.(472).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(732) Exception R 732

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(410).
- (B) On 6 CONNOLLY ST, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(781).
- (C) On 6 CONNOLLY ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 709-00, as amended.

(733) Exception R 733

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(424).
- (B) On 21 WINDERMERE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 19-71, as amended.
- (C) On 21 WINDERMERE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 362-70, as amended.

(734) Exception R 734

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(489).

- (B) On or between the even numbered addresses of 20 - 24 SOUTHPORT ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 193-85, as amended.
- (C) On 1 RIPLEY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 382-88, as amended.
- (D) On 93 THE QUEENSWAY, 110 THE QUEENSWAY, 15 WINDERMERE AVE, 6 WINDERMERE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 708-01, as amended.

(735) Exception R 735

The lands subject to this exception must comply with the following:

- (A) On 721 SHAW ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 115-75, as amended.
- (C) On 701 DOVERCOURT RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1276-07, as amended.
- (D) On 488 EUCLID AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 152-91, as amended.
- (E) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-69, as amended.
- (F) On 146 - 146E CLINTON ST, 146F - 146G CLINTON ST, 146H - 146L CLINTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-89, as amended.
- (G) On 72 CLINTON ST, 622 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-85, as amended.
- (H) On 391 and 393 ROXTON RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 219-02, as amended.
- (I) On 730 DOVERCOURT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22461, as amended.
- (J) On 543 PALMERSTON BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 224-84, as amended.
- (K) On 323 PALMERSTON BLVD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 262-00, as amended.
- (L) On 130 CLINTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 266-71, as amended.
- (M) On 34 PAGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 298-80, as amended.
- (N) On 419 CRAWFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 300-80, as amended.
- (O) On 480 and 482 MARKHAM ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 304-80, as amended.
- (P) On or between the even numbered addresses of 318 - 318R CLINTON ST, the odd numbered addresses of 11 - 23 NANCY POCOCK PL, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 610-00, as amended.
- (Q) On 322 CLINTON ST, the even numbered addresses of 10 - 24 NANCY POCOCK PL, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0159, as amended.
- (R) On 543 PALMERSTON BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 225-84, as amended.
- (S) On 730 DOVERCOURT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22620, as amended.
- (T) On 543 PALMERSTON BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 419-83, as amended.
- (U) On the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 62-67, as amended.

(736) Exception R 736

The lands subject to this exception must comply with the following:



- (A) On or between the even numbered addresses of 100 - 110 UNITY RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 118-82, as amended;
- (B) On or between the odd numbered addresses of 71 - 117 BLAKE ST, Chapter 950 the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-78, as amended.
- (C) On 355 RIVERDALE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-80, as amended;
- (D) On 24 MOUNTJOY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 226-69, as amended;
- (E) On 720 RHODES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22876, as amended;
- (F) On 10 BOULTBEE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22936, as amended;
- (G) On or between the odd numbered addresses of 887 - 903 WOODBINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 273-93, as amended;
- (H) On 60 CAVELL AVE, 97 CAVELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 299-75, as amended;
- (I) On 39 HARCOURT AVE, 660 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 356-75, as amended;
- (J) On 66 BOULTBEE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 370-77, as amended;
- (K) On 50 BAIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 372-78, as amended;
- (L) On 369 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 414-78, as amended;
- (M) On 662 PAPE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 533-01, as amended;
- (N) On 655 BROADVIEW AVE, 10 HOGARTH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 54-67, as amended;
- (O) On 885 LOGAN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 686-01, as amended;
- (P) On 148 HAZELWOOD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 94-0737, as amended.
- (Q) On the even numbered addresses of 100 - 110 UNITY RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 229-84, as amended.
- (R) On 66 BOULTBEE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 458-83, as amended.
- (S) On the even numbered addresses of 100 - 110 UNITY RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 474-82, as amended.
- (T) On 369 PAPE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 555-78, as amended.
- (U) On the even numbered addresses of 100 - 110 UNITY RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 595-82, as amended.
- (V) On 66 BOULTBEE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 742-83, as amended.
- (W) On the even numbered addresses of 100 - 110 UNITY RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 80-84, as amended.

(737) Exception R 737

The lands subject to this exception must comply with the following:

- (A) On 299 GLENLAKE AVE, 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-71, as amended;
- (B) On 60 MOUNTVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21986, as amended;
- (C) On or between the even numbered addresses of 40 - 52 HIGH PARK AVE, the odd numbered

- ) addresses of 51 - 77 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22621, as amended.
- (D) On 100 HIGH PARK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22877, as amended;
- (E) On 260 HIGH PARK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 23-75, as amended;
- (F) On 2717 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 277-75, as amended;
- (G) On 36 MOUNTVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 302-80, as amended;
- (H) On or between the odd numbered addresses of 223 - 225 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 332-76, as amended;
- (I) On 260 WILLARD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 405-75, as amended.
- (J) On 60 MOUNTVIEW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22215, as amended.
- (K) On 60 MOUNTVIEW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22308, as amended.
- (L) On 65 HIGH PARK AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22754, as amended.
- (M) On the odd numbered addresses of 2541A -2547A DUNDAS ST W, the odd numbered addresses of 2547B -2551B DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 251-00, as amended.
- (N) On 168 ANNETTE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 423-03, as amended.
- (O) On 216 GLENDONWYNNE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 447-76, as amended.
- (P) On 19 DORVAL RD, 20 DORVAL RD, the odd numbered addresses of 53 - 59 EDNA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 578-88, as amended.
- (Q) On 48 PINE CREST RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 605-85, as amended.
- (R) On 48 PINE CREST RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 770-83, as amended.
- (S) On 64 GLENLAKE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 816-80, as amended.
- (T) On 152 EVELYN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0189, as amended.

(738) Exception R 738

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 911 - 917 ST CLARENS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 122-72, as amended;
- (B) On or between the odd numbered addresses of 41 - 57 BRANDON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 131-84, as amended.
- (C) On the even numbered addresses of 46 - 52A PRIMROSE AVE, the even numbered addresses of 54 - 76 PRIMROSE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 673-84, as amended.

(739) Exception R 739

The lands subject to this exception must comply with the following:

- (A) On 1087 DAVENPORT RD, 1246 SHAW ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 147-85, as amended;
- (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, the odd numbered addresses of 607 - 621 DELAWARE AVE N, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 221-79, as amended.

- (C) On 1281 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 570-77, as amended.

(740) Exception R 740

The lands subject to this exception must comply with the following:

- (A) On 39 PAULINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 202-81, as amended;
- (B) On 1359 Dupont Street, Bylaw 920-2006, as amended of the City of Toronto prevails.
- (C) On 1011 LANSDOWNE AVE, 730 ST CLARENS AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 354-86, as amended.
- (D) On 100 PAULINE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 417-77, as amended.
- (E) On 376 MARGUERETTA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 450-76, as amended.

(741) Exception R 741

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 12 - 22 DARRELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 231-80, as amended.
- (B) On 426 COXWELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 248-83, as amended.
- (C) On the odd numbered addresses of 419 - 425 COXWELL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 384-91, as amended.

(742) Exception R 742

The lands subject to this exception must comply with the following:

- (A) On 126 BOON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 277-84, as amended.
- (B) On 1710 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 32-69, as amended.
- (C) On 1710 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 363-67, as amended.
- (D) On 21 ASCOT AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 418-77, as amended.

(743) Exception R 743

The lands subject to this exception must comply with the following:

- (A) On 560 PALMERSTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 181-69, as amended.
- (B) On the even numbered addresses of 388 - 398 CLINTON ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 580-02, as amended.
- (C) On 11 CHRISTIE ST, the even numbered addresses of 388 - 398 CLINTON ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 733-01, as amended.

(744) Exception R 744

The lands subject to this exception must comply with the following:

- (A) On 33 EASTMOUNT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22753, as amended;
- (B) On or between the even numbered addresses of 16 - 20 CAMBRIDGE AVE, 18 DONCREST RD, the

applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 539-81, as amended.

- (C) On 33 EASTMOUNT AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22833, as amended.

(745) Exception R 745

The lands subject to this exception must comply with the following:

- (A) On these lands municipally known as 6 and 16 Plymouth Avenue, the applicable portions of City of Toronto by-law 545-2005, as amended, prevails.
- (B) On 26 BIRCH AVE, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(745).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On the even numbered addresses of 22 - 98A ALCORN AVE, the odd numbered addresses of 63 - 71 WALKER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 565-80, as amended.

(746) Exception R 746

The lands subject to this exception must comply with the following:

- (A) On these lands municipally known as 6 and 16 Plymouth Avenue, the applicable portions of City of Toronto by-law 545-2005, as amended, prevails.
- (B) On 95 WOOD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 364-92, as amended.
- (C) On 400 JARVIS ST, 404 JARVIS ST, 281 MUTUAL ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 716-01, as amended.

(747) Exception R 747

The lands subject to this exception must comply with the following:

- (A) On these lands municipally known as 6 and 16 Plymouth Avenue, the applicable portions of City of Toronto by-law 545-2005, as amended, prevails.
- (B) On 21 SWANWICK AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 827-08, as amended.

(748) Exception R 748

The lands subject to this exception must comply with the following:

- (A) On these lands municipally known as 6 and 16 Plymouth Avenue, the applicable portions of City of Toronto by-law 545-2005, as amended, prevails.
- (B) On the odd numbered addresses of 1 - 21 MULOCK AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0362, as amended.

(749) Exception R 749

The lands subject to this exception must comply with the following:

- (A) On 5 CARLING AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 36-90, as amended;
- (B) On or between the odd numbered addresses of 781 - 789 OSSINGTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 523-79, as amended.
- (C) On 102 HALLAM ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 522-86, as amended.
- (D) On the odd numbered addresses of 781 - 789 OSSINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 820-78, as amended.

(750) Exception R 750

The lands subject to this exception must comply with the following:

- (A) On 117 DUVERNET AVE, the applicable prevailing by-law in Article 950.50.1, being former City of

Toronto by-law 152-74, as amended;

- (B) On 520 KINGSTON RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 266-89, as amended;
- (C) On or between the odd numbered addresses of 193 - 261 EASTWOOD RD, the even numbered addresses of 224 - 246 EASTWOOD RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 267-76, as amended.
- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 441-80, as amended.
- (E) On 11 NEWBOLD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 625-76, as amended;
- (F) On 106 EASTWOOD RD, the odd numbered addresses of 129 - 143 EDGEWOOD AVE, the even numbered addresses of 130 - 140 EDGEWOOD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 738-01, as amended.
- (G) On 520 KINGSTON RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 899-88, as amended.

(751) Exception R 751

The lands subject to this exception must comply with the following:

- (A) On 53 CAMPBELL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-84, as amended.
- (B) On 2 ANTLER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 474-77, as amended.
- (C) On 5 ERNEST AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 500-81, as amended.

(752) Exception R 752

The lands subject to this exception must comply with the following:

- (A) On 112 CURZON ST, 1467 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 143-71, as amended;
- (C) On 7 JONES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 263-84, as amended.
- (D) On 67 CURZON ST, the even numbered addresses of 162 - 172 LESLIE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 416-77, as amended.
- (E) On the even numbered addresses of 98A - 98H CURZON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 485-86, as amended.
- (F) On the odd numbered addresses of 41 - 49 CURZON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 569-77, as amended.
- (G) On 90 CURZON ST, the even numbered addresses of 98J - 98M CURZON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 582-89, as amended.
- (H) On the even numbered addresses of 60 - 70 CURZON ST, 97 JONES AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0261, as amended.
- (I) On the even numbered addresses of 60 - 70 CURZON ST, 97 JONES AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 95-0627, as amended.

(753) Exception R 753

The lands subject to this exception must comply with the following:

- (A) On 340 CHRISTIE ST, the even numbered addresses of 2 - 120 LAMBERTLODGE AVE, the odd numbered addresses of 61 - 153 LAMBERTLODGE AVE, 285 MELITA 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 105-78, , as amended.
- (B) On 340 CHRISTIE ST, the odd numbered addresses of 61 - 153 LAMBERTLODGE AVE, the even

numbered addresses of 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, the even numbered addresses of 332 - 384 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 106-78, as amended.

- (C) On 340 CHRISTIE ST, the odd numbered addresses of 61 - 153 LAMBERTLODGE AVE, the even numbered addresses of 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, the even numbered addresses of 332 - 384 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 169-81, as amended.
- (D) On 340 CHRISTIE ST, the odd numbered addresses of 61 - 153 LAMBERTLODGE AVE, the even numbered addresses of 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, the even numbered addresses of 332 - 384 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 233-78, as amended.
- (E) On 340 CHRISTIE ST, the odd numbered addresses of 61 - 153 LAMBERTLODGE AVE, the even numbered addresses of 2 - 120 LAMBERTLODGE AVE, 285 MELITA AVE, 367 MELITA AVE, the even numbered addresses of 332 - 384 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 484-79, as amended.

(754) Exception R 754

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).

(755) Exception R 755

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(756) Exception R 756

The lands subject to this exception must comply with the following:

- (A) On 439 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 183-84, as amended.
- (B) On 467 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21512, as amended.

(757) Exception R 757

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-99, as amended.
- (B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0279, as amended.

(758) Exception R 758

The lands subject to this exception must comply with the following:

- (A) On 66 RONCESVALLES AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 866-00, as amended.

(759) Exception R 759

The lands subject to this exception must comply with the following:

- (A) On 15 DELISLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-72, as amended;
- (B) On 55 DELISLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 184-99, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (G) On 112 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 379-67, as amended.
- (H) On 70 DELISLE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 419-67, as amended.
- (I) On 33 DELISLE AVE, the even numbered addresses of 48 - 50 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 541-93, as amended.
- (J) On 15 DELISLE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 765-85, as amended.

(760) Exception R 760

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(761) Exception R 761

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (C) On 1214 AVENUE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 95-0556, as amended.

(762) Exception R 762

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(763) Exception R 763

The lands subject to this exception must comply with the following:

- (A) On 1541 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 368-77, as amended.

(764) Exception R 764

The lands subject to this exception must comply with the following:

- (A) On the odd numbered addresses of 441 - 471 JARVIS ST, 77 MAITLAND PL, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 804-80, as amended.

(765) Exception R 765

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-99, as amended.
- (B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0279, as amended.

(766) Exception R 766

The lands subject to this exception must comply with the following:

- (A) On 436 PERTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 808-78, as amended.

(767) Exception R 767

The lands subject to this exception must comply with the following:

- (A) On 500 DUPLEX AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 143-72, as amended.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (D) On 500 DUPLEX AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 184-69, as amended.

(768) Exception R 768

The lands subject to this exception must comply with the following:

- (A) On 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 144-82, as amended.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (D) On 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-82, as amended.
- (E) On 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 191-73, as amended.
- (F) On 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 267-82, as amended.
- (G) On 20 GLEBE RD W, 40 ORCHARD VIEW BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-81, as amended.

(769) Exception R 769

The lands subject to this exception must comply with the following:

- (A) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-84, as amended.

- (B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 535-80, as amended.
- (C) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 704-79, as amended.
- (D) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 844-79, as amended.

(770) Exception R 770

The lands subject to this exception must comply with the following:

- (A) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, the even numbered addresses of 100 - 102 RANKIN CRES, the even numbered addresses of 104 - 150 RANKIN CRES, 121 RANKIN CRES, the even numbered addresses of 152 - 154 RANKIN CRES, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-90, as amended..
- (B) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, 121 RANKIN CRES, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, 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, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 43-90, as amended.
- (C) 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, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 46-00, as amended.
- (D) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, 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, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0428, as amended.
- (E) On the even numbered addresses of 20 - 36 MARLBOROUGH AVE, the odd numbered addresses of 35 - 67 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, the even numbered addresses of 104 - 150 RANKIN CRES, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the even numbered addresses of 10 - 30 SCRIVENER SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0334, as amended.

(771) Exception R 771

The lands subject to this exception must comply with the following:

- (A) On 28 BELLEFAIR AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 187-74, as amended;
- (B) On 97 LEE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 306-79, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(777).
- (D) On 97 LEE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 560-79, as amended.

(772) Exception R 772

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 29 - 71 BERWICK AVE, the even numbered addresses of 34 - 38 BERWICK AVE, the even numbered addresses of 54 - 74 BERWICK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 204-80, as amended.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(758).

- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (D) On the odd numbered addresses of 57 - 59 HILLSDALE AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 392-78, as amended.

(773) Exception R 773

The lands subject to this exception must comply with the following:

- (A) On 103 WEST LODGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22037, as amended.
- (B) On 103 WEST LODGE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 51-79, as amended.

(774) Exception R 774

The lands subject to this exception must comply with the following:

- (A) On 30 EDITH DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22322, as amended.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(775) Exception R 775

The lands subject to this exception must comply with the following:

- (A) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 252-74, as amended.
- (B) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 301-75, as amended.
- (C) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 399-74, as amended.
- (D) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 453-75, as amended.

(776) Exception R 776

The lands subject to this exception must comply with the following:

- (A) On 35 ORMSKIRK AVE, the odd numbered addresses of 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 464-67, as amended.
- (B) On 35 ORMSKIRK AVE, the odd numbered addresses of 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 52-70, as amended.
- (C) On 35 ORMSKIRK AVE, the odd numbered addresses of 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 76-69, as amended.

(777) Exception R 777

The lands subject to this exception must comply with the following:

- (A) On or between the odd numbered addresses of 289 - 289G BARTLETT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 278-87, as amended.
- (B) On 249 WESTMORELAND AVE, the applicable prevailing by-law in Article 950.50.1., being former City

of Toronto by-law 373-78, as amended.

(778) Exception R 778

The lands subject to this exception must comply with the following:

- (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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 283-69, as amended.
- (B) On the even numbered addresses of 2 - 22 BOLER ST, the odd numbered addresses of 11 - 21 SHIPMAN ST, the even numbered addresses of 10 - 20 SHIPMAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 317-70, as amended.
- (C) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 347-77, as amended.

(779) Exception R 779

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(780) Exception R 780

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(781) Exception R 781

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 172-81, as amended.
- (B) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 839-80, as amended.

(782) Exception R 782

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On 20 GOTHIC AVE, 100 QUEBEC AVE, 50 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 337-75, as amended.
- (B) On 20 GOTHIC AVE, 100 QUEBEC AVE, 50 QUEBEC AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 352-75, as amended.

(783) Exception R 783

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On 147 BRANDON AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 488-06, as amended.

(784) Exception R 784

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-99, as amended.

- (B) On the even numbered addresses of 76 - 150 WOODBINE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 806-99, as amended.
- (C) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0279, as amended.

(785) Exception R 785

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On these lands the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-99, as amended.
- (B) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0279, as amended.

(786) Exception R 786

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On the even numbered addresses of 30 - 78 ALENTEJO ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 87-00, as amended.

(787) Exception R 787

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On the even numbered addresses of 40 - 42 WESTMORELAND AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 872-04, as amended.

(788) Exception R 788

On the lands municipally known as 147 Brandon Avenue, bylaw 488 -2006,as ammended,of the city of Toronto shall prevail.

- (A) On the even numbered addresses of 2 - 20 GROGAN MEWS, the even numbered addresses of 10 - 28 LIGHTBOURN AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 927-03, as amended.

(789) Exception R 789

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office is a permitted use, provided:
  - (i) the use is restricted to the **basement** and **first floor** of a **residential building**;
  - (ii) required **parking spaces** are provided within 300 metres of the **lot** at a 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**.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(790) Exception R 790

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(791) Exception R 791

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **artist studio** used for picture framing is a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(792) Exception R 792

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **artist studio** is a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(793) Exception R 793

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **artist studio** is a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(794) Exception R 794

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office is a permitted use.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(795) Exception R 795

The lands subject to this exception must comply with the following:

- (A) The land subject to this exception must comply with Regulation 955.10.(492).
- (B) On 21 ST CLEMENTS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 118-81, as amended;
- (C) permit offices on **lots**.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 21 ST CLEMENTS AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 551-90, as amended.
- (G) On 21 ST CLEMENTS AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 620-80, as amended.

(796) Exception R 796

The lands subject to this exception must comply with the following:

- (A) On 19 CRAIGHURST AVE, 20 CRAIGHURST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 310-83, as amended;
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3

metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(797) Exception R 797

The lands subject to this exception must comply with the following:

- (A) Permitted dwelling types: A **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (B) On 11 LAVINIA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 323-80, as amended.

(798) Exception R 798

The lands subject to this exception must comply with the following:

- (A) Permitted dwelling types: A **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic

where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(B) On the odd numbered addresses of 93 - 95 LAVINIA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 560-90, as amended.

(799) Exception R 799

The lands subject to this exception must comply with the following:

(A) Permitted dwelling types: A **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(B) On 2 BUDGELL TER, 2A BUDGELL TER, the even numbered addresses of 4 - 10 BUDGELL TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-71, as amended.

(800) Exception R 800

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) The land subject to this exception must comply with Regulation 955.10.(402).

(D) On the lands municipally known 255 Christie Street, By-law 630-2006, as amended of the City of Toronto prevails.

(E) On 255 CHRISTIE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 630-06, as amended.

(F) On 11 CHRISTIE ST, the even numbered addresses of 388 - 398 CLINTON ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 733-01, as amended.

(801) Exception R 801

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the



principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (D) On 105 MAITLAND ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 56-78, as amended.
- (E) On 105 MAITLAND ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 57-78, as amended.

(802) Exception R 802

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 1117 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 640-91, as amended.

(803) Exception R 803

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 30 LANSLOWNE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 113-02, as amended;
  - (D) On 62 BROCK AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 115-02, as amended;
  - (E) On 58 BROCK AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 275-82, as amended;
  - (F) On 48 OHARA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 513-79, as amended;
  - (G) On 27 BROCK AVE, 21 - 23 EARNBRIDGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 97-0591, as amended; and
  - (H) On 26 Lansdowne Avenue., Bylaws 262-2005 and, as amended, of the City of Toronto prevails.
  - (I) On 26 LANSLOWNE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 262-05, as amended.
  - (J) On 26 LANSLOWNE AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 414-05, as amended.
  - (K) On 58 BROCK AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 567-82, as amended.

(804) Exception R 804

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 142 ARGYLE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 437-75, as amended.

(805) Exception R 805

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 2027 DAVENPORT RD, the odd numbered addresses of 2029 -2035 DAVENPORT RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 726-02, as amended.

(D) On the odd numbered addresses of 2019 -2025 DAVENPORT RD, 2027 DAVENPORT RD, the odd numbered addresses of 2029 -2035 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 95-0289, as amended.

(806) Exception R 806

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that

intersection.

- (C) On 1087 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 145-75, as amended;
- (D) On or between the even numbered addresses of 2A - 2C BEATRICE ST, the even numbered addresses of 982 - 984 DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 569-00, as amended;
- (E) On 1117 DUNDAS ST W, the applicable prevailing by-law in Article 950.70.1, being former City of Toronto by-law 743-98, as amended.
- (F) On 1087 DUNDAS ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 193-75, as amended.
- (G) On 284 BATHURST ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 411-67, as amended.
- (H) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-84, as amended.

(807) Exception R 807

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On 15 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 175-82, as amended;

(D) On 502 EASTERN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 211-91, as amended;

(E) On or between the odd numbered addresses of 195 - 201 LOGAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 320-75, as amended;

(F) On or between the odd numbered addresses of 71 - 71R PAPE AVE, 83 PAPE AVE, the odd numbered addresses of 1015 -1021 QUEEN ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 369-76, as amended;

(G) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 448-92, as amended.

(H) On 43 PAPE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 654-91, as amended;

(I) On 1195 QUEEN ST E, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 695-00, as amended.

(J) On 2 EMPIRE AVE, the even numbered addresses of 4 - 14 EMPIRE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 382-85, as amended.

(K) On the odd numbered addresses of 7A - 15 MC GEE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 699-04, as amended.

(808) Exception R 808

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition



A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 275 BROADVIEW AVE, 275A BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 177-78, as amended;
- (D) On 444 LOGAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22534, as amended;
- (E) On 147 DE GRASSI ST, the odd numbered addresses of 149 - 165 DE GRASSI ST, the odd numbered addresses of 990 -1000 DUNDAS ST E, 2 WEST AVE, the even numbered addresses of 4 - 8 WEST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 287-77, as amended.
- (F) On 179 BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 448-88, as amended.
- (G) On the odd numbered addresses of 175 - 185 DE GRASSI ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 585-90, as amended.
- (H) On the even numbered addresses of 56 - 56H WEST AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 705-82, as amended.
- (I) On 275 BROADVIEW AVE, 275A BROADVIEW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-77, as amended.
- (J) On 147 DE GRASSI ST, the odd numbered addresses of 149 - 165 DE GRASSI ST, the even numbered addresses of 990 -1000 DUNDAS ST E, 2 WEST AVE, the even numbered addresses of 4 - 8 WEST AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 82-77, as amended.

(809) Exception R 809

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 1A BADGEROW AVE, the odd numbered addresses of 1B - 1F BADGEROW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22103, as amended.

- (D) On 126 PAPE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 491-76, as amended.

(E) On 86 JONES AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 562-91, as amended.

(810) Exception R 810

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (C) On 1155 COLLEGE ST, 180 SHERIDAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 124-73, as amended.
- (D) On 1236 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 143-91, as amended;
- (E) On or between the odd numbered addresses of 651 - 661 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 165-67, as amended;
- (F) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 190-69, as amended.
- (F) On or between the odd numbered addresses of 1197 -1207 COLLEGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 317-75, as amended;
- (G) On or between the odd numbered addresses of 15 - 25 AWDE ST, the odd numbered addresses of 1 - 3 BOLAND LANE, 648 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 327-82, as amended.
- (H) On the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 62-67, as amended.
- (I) On the odd numbered addresses of 651 - 661 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 88-67, as amended.

(811) Exception R 811

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (B) On 151 TYNDALL AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1044-01, as amended;
- (D) On 65 SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1045-01, as amended.
- (E) On 85 SPENCER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 271-70, as amended;
- (F) On 8 TEMPLE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 518-06, as amended;
- (G) On or between the odd numbered addresses of 63 - 63A SPENCER AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 717-02, as amended.
- (H) On 1251 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-68, as amended.
- (I) On 1251 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 256-68, as amended.
- (J) On 256 DUFFERIN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 330-93, as amended.
- (K) On 1251 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 346-68, as amended.

(812) Exception R 812

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:
- Nursing Home\* (1)**
  - Retirement Home\* (1)**
  - Religious Residence\* (2)**

\*This is a defined term in Chapter 800 of this By-law.

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

**Nursing Home** or **Retirement Home** Condition - A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which;
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

**Religious Residence Condition** - A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which;
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection;

- (C) On 119 DOWLING AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 108-03, as amended; and
- (D) On 1554 King Street West, Bylaw 257-2005, as amended, of the former City of Toronto prevails; and
- (E) On 1512 King Street West, the applicable portions of City of Toronto by-law 872-2005, as amended, prevails;
- (F) On the lands municipally known as 1518 King Street West, the applicable portions of City of Toronto by-law 873-2005, as amended, prevails; and
- (G) On the lands municipally known as 1510 King Street West, By-law 882-2007(OMB), as amended of the City of Toronto prevails.
- (H) On 1544 King Street West, Bylaw 770-2006, as amended, of the City of Toronto prevails.
- (I) On 1554 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 257-05, as amended.
- (J) On 1447 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 550-83, as amended.
- (K) On 1512 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 872-05, as amended.
- (L) On 1518 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 873-05, as amended.
- (M) On 1510 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 882-07, as amended.

(813) Exception R 813

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

(C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.

(D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(814) Exception R 814

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

- (C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.



- (D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On the odd numbered addresses of 423 - 425 AVENUE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-71, as amended.

(815) Exception R 815

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

(C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.

(D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.

(E) On 2261 GERRARD ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 201-04, as amended.

(F) On the odd numbered addresses of 2263 -2265 GERRARD ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 677-05, as amended.

(816) Exception R 816

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and
- (C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.
- (D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.
- (E) On 716 KINGSTON RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 472-91, as amended.
- (F) On the even numbered addresses of 720A - 724H KINGSTON RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 743-99, as amended.
- (G) On 736 KINGSTON RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-07, as amended.

(817) Exception R 817

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

(C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.

(D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.

(E) On 33 COATSWORTH CRES, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-86, as amended.

(F) On the odd numbered addresses of 7 - 11 COATSWORTH CRES, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 658-86, as amended.

(G) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0150, as amended.

(818) Exception R 818

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the

following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and
- (C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.
- (D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.
- (E) On the even numbered addresses of 720A - 724H KINGSTON RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 743-99, as amended.

(819) Exception R 819

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

(C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.

(D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.

(E) On 120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 866-04, as amended.

(820) Exception R 820

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and

- (C) On these lands municipally known as 2263 and 2265 Gerrard Street East, the applicable portions of City of Toronto by-law 677-2005, as amended, prevails.
- (D) On the lands municipally known as 736 and 738 Kingston Road, By-law 805-2007, as amended of the City of Toronto prevails.
- (E) On 120 PERTH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 90-85, as amended.

(821) Exception R 821

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,



- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 6 ELM GROVE AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 207-03, as amended;
  - (D) On 2 ELM GROVE AVE, Bylaw 475-2010 as amended of the City of Toronto prevails.
  - (E) On the odd numbered addresses of 1339 -1355 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 156-74, as amended.
  - (F) On 1311 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 27-84, as amended.
  - (G) On 1244 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 385-85, as amended.
  - (H) On 1313 KING ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 403-88, as amended.
  - (I) On 1302 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 554-01, as amended.
  - (J) On 1363 KING ST W, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 716-02, as amended.

(822) Exception R 822

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that

intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 182-90, as amended.

(D) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, 121 RANKIN CRES, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, 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, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 43-90, as amended.

(E) On 1380 BLOOR ST W, the odd numbered addresses of 11 - 43 PEAR TREE MEWS, the odd numbered addresses of 7 - 39 RANKIN CRES, 77 RANKIN CRES, 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, the odd numbered addresses of 17 - 29 SYMINGTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0428, as amended.

(823) Exception R 823

The lands subject to this exception must comply with the following:

(A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

(B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 22 CLOSE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 18-70, as amended.
- (D) On 22 CLOSE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 227-69, as amended.

(824) Exception R 824

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 813-87, as amended.
- (D) On or between the odd numbered addresses of 537 - 551 DAVENPORT RD, the even numbered addresses of 200 - 248 WALMER RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 814-87, as amended.
- (E) On 391 DAVENPORT RD, 517 DAVENPORT RD, the odd numbered addresses of 519 - 535 DAVENPORT RD, the odd numbered addresses of 537 - 551 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, the even numbered addresses of 200 - 248 WALMER RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 553-83, as amended.
- (F) On 517 DAVENPORT RD, the odd numbered addresses of 519 - 535 DAVENPORT RD, the odd numbered addresses of 537 - 551 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, the even numbered addresses of 200 - 248 WALMER RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 730-84, as amended.

(825) Exception R 825

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (D), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a)

above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (E) The land subject to this exception must comply with Regulation 955.10.(378).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).
- (I) On 183 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 875-87, as amended.

(826) Exception R 826

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).

(827) Exception R 827

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship**, **religious education use**, **religious residence**, **community centre**, **hospital**, **retirement home**, seniors' community house, 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 Avenue West.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (E) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-67, as amended;
- (F) On or between the odd numbered addresses of 413 - 423 WALMER RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 318-70, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).
- (J) On the odd numbered addresses of 413 - 423 WALMER RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 455-87, as amended.

(828) Exception R 828

The lands subject to this exception must comply with the following:

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home\*** (1)

**Retirement Home\*** (1)

**Religious Residence\*** (2)



\*This is a defined term in Chapter 800 of this By-law.

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(F) On 114 SHUTER ST, 118 SHUTER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 382-78, as amended.

(G) On 114 SHUTER ST, 118 SHUTER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 383-78, as amended.

(829) Exception R 829

The lands subject to this exception must comply with the following:

(A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.

(B) On a **lot, a building or structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 235-83, as amended.
- (F) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 407-77, as

amended.

(G) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 611-78, as amended.

(H) On 23 PEMBROKE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 612-78, as amended.

(830) Exception R 830

The lands subject to this exception must comply with the following:

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and

(B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

(i) 13.5 metres if it contains a **detached house**;

(ii) 18.0 metres if it contains a **semi-detached house**;

(iii) 13.5 metres if it contains a **duplex**;

(iv) 13.5 metres if it contains a **triplex**;

(v) 30.0 metres if it contains a **apartment building**; and

(vi) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) an office is a permitted use.

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(831) Exception R 831

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(832) Exception R 832

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is not a permitted use; and

(B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the

whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 6A GREENLAW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 165-93, as amended.

(833) Exception R 833

The lands subject to this exception must comply with the following:

(A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.

(B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.

(C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.

(D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (G) On the lands municipally known as 609 Avenue Road, By-law 1428-2007(OMB), as amended of the City of Toronto prevails.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (I) On 609 AVENUE RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 1428-07, as amended.
- (J) On 619 AVENUE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 379-68, as amended.

(834) Exception R 834

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) The land subject to this exception must comply with Regulation 955.10.(382).

(H) On or between the odd numbered addresses of 69 - 69E GRANGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 262-89, as amended.

(I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(J) On 190 JOHN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 633-82, as amended.

(K) On 76 GRANGE AVE, 15 LARCH ST, the applicable prevailing by-law in Article 950.50.1., being former



City of Toronto by-law 646-87, as amended.

- (L) On 76 GRANGE AVE, 15 LARCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 659-89, as amended.

(835) Exception R 835

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:
- Nursing Home** (1)
  - Retirement Home** (1)
  - Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

- (H) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 310-74, as amended; and
- (I) These lands must comply with prevailing by-law Section 955.10.(565).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).
- (K) On 206 BEVERLEY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20-72, as amended.
- (L) On 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 342-74, as amended.
- (M) On 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 38-75, as amended.
- (N) On 6 HENRY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 42-76, as amended.
- (O) On 38 CECIL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 699-82, as amended.
- (P) On the even numbered addresses of 30 - 36 D ARCY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 82-93, as amended.
- (Q) On 125 HURON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 9420, as amended.

(836) Exception R 836

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the

following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(837) Exception R 837

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a Tong House is a permitted use; and
- (B) 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.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, a parking facility is only permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building**, or a mixed use **building**;
  - (ii) it contains no more than 125 per cent of the number of **parking spaces** required to be provided for the **building** on the **lot**.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (G), below.
- (G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(838) Exception R 838

The lands subject to this exception must comply with the following:

(A) On a **lot**, a Tong House is a permitted use; and

(B) 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.

(C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(D) The maximum permitted **gross floor area** of a **residential building** or **structure** is 1.5 times the area of the **lot**, unless 25% of the **dwelling units** on the **lot** are assisting housing units, in which case the maximum **gross floor area** may exceed 1.5 times the area of the **lot**.

(E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).
- (I) On 50 STEPHANIE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22752, as amended.

(839) Exception R 839

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, an office is a permitted use, provided:
  - (i) the use is restricted to the **basement** and **first floor** of a **residential building**;
  - (ii) required **parking spaces** are provided within 300 metres of the **lot** at a 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**.
- (C) On 39 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 111-75, as amended;
- (D) On 37 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 112-75, as amended;
- (E) On 35 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-75, as amended;
- (F) On 33 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 114-75, as amended;
- (G) On 43 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 52-79, as amended;

- (H) On 41 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 558-86, as amended.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(840) Exception R 840

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On a **lot**, a **community centre** is a permitted use.

(G) On 349 ONTARIO ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 237-69, as amended.

(H) On 349 ONTARIO ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 287-69, as amended.

(841) Exception R 841

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **financial institution** is a permitted use.

(B) On a **lot**, 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 Avenue West; and

(C) On a **lot**, a **place of worship**, **religious education use**, **religious residence**, **community centre**, **hospital**, **retirement home**, seniors' community house, 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 Avenue West.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or



(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On 468 AVENUE RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1103-06, as amended.

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).

(842) Exception R 842

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) permits offices.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 808 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 389-83, as amended.

(843) Exception R 843

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office is a permitted use, subject to use only in **building** that existed on the day of the passing of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(844) Exception R 844

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office for a doctor is a permitted use, if:
  - (i) the use does not exceed an FSI of 3.0; and
  - (ii) the **building** provides the required yard setbacks established by the zone.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(845) Exception R 845

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** with an **ancillary eating establishment** is a permitted use provided:
- (i) the **ancillary eating establishment** is completely contained within the **apartment building** with no direct access to the **street**;
  - (ii) the **ancillary eating establishment interior floor area** does not exceed 52 square metres;
  - (iii) no signage or notice of the **ancillary eating establishment** is displayed on the exterior of the **apartment building**; and
  - (iv) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the **ancillary eating establishment**, and the spaces are clearly so designated.
- (B) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (D) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (E) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(846) Exception R 846

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (G) On 34 OXFORD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 566-76, as amended.
- (H) On 34 OXFORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 567-76, as amended.

(847) Exception R 847

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot** with a **lot frontage** less than 4.57 metres, an **ancillary building** or **structure** is not permitted.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On or between the even numbered addresses of 112 - 114 NASSAU ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 20-68, as amended;

(G) On 55 LEONARD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21004, as amended;

(H) On or between the even numbered addresses of 96 - 108 NASSAU ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21279, as amended.

(I) On 69 WALES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 360-79, as amended.

(J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(767).

- (K) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(783).
- (L) On 69 WALES AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 590-79, as amended.

(848) Exception R 848

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:



- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (F) On 161R BRUNSWICK AVE, 129 HARBORD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 287-93, as amended.
- (G) On 620 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 660-78, as amended.
- (H) On 620 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 661-78, as amended.

(849) Exception R 849

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.

(G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.

(H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.

(I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.

(J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.

(K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.

(L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.

(M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.

(N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(850) Exception R 850

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (D), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (E) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (F) On or between the even numbered addresses of 2 - 10 FEE PL, 181 PARLIAMENT ST, the odd numbered addresses of 187 - 191 PARLIAMENT ST, the odd numbered addresses of 205 - 217 PARLIAMENT ST, the odd numbered addresses of 219 - 223 PARLIAMENT ST, the even numbered addresses of 348 - 404 QUEEN ST E, 412 QUEEN ST E, the even numbered addresses of 418 - 420 QUEEN ST E, 426 QUEEN ST E, the even numbered addresses of 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, the even numbered addresses of 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, the even numbered addresses of 526 - 528 QUEEN ST E, the even numbered addresses of 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, the even numbered addresses of 34 - 60 RIVER ST, 101 SACKVILLE ST, 104 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 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 118 SUMACH ST, the odd numbered addresses of 81 - 111 SUMACH ST, 90 SUMACH ST, the even numbered addresses of 92 - 116 SUMACH ST, the odd numbered addresses of 15 - 37 SYDENHAM ST, the even numbered addresses of 2 - 40 SYDENHAM ST, 10 TRACY ST, the odd numbered addresses of 29 - 31 TRACY ST, the even numbered addresses of 12 - 40 TREFANN ST, the odd numbered addresses of 5 - 15 TREFANN ST, 8 TREFANN 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, the odd numbered addresses of 25 - 39 WASCANA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 204-79, as amended.
- (G) On or between the even numbered addresses of 2 - 10 FEE PL, 181 PARLIAMENT ST, the odd numbered addresses of 187 - 191 PARLIAMENT ST, the odd numbered addresses of 205 - 217 PARLIAMENT ST, the odd numbered addresses of 219 - 223 PARLIAMENT ST, the even numbered addresses of 348 - 404 QUEEN ST E, 412 QUEEN ST E, the even numbered addresses of 418 - 420 QUEEN ST E, 426 QUEEN ST E, the even numbered addresses of 428 - 438 QUEEN ST E, 440 QUEEN ST E, 496 QUEEN ST E, 498 QUEEN ST E, the even numbered addresses of 502 - 510 QUEEN ST E, 512 QUEEN ST E, 524 QUEEN ST E, the even numbered addresses of 526 - 528 QUEEN ST E, the even numbered addresses of 530 - 534 QUEEN ST E, 540 QUEEN ST E, 550 QUEEN ST E, 28 RIVER ST, 30 RIVER ST, the even numbered addresses of 34 - 60 RIVER ST, 101 SACKVILLE ST, 104 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, 343 - 423 SHUTER ST, 427 SHUTER ST, the odd numbered addresses of 429 - 445 SHUTER ST, 447 SHUTER ST, the odd numbered addresses of 449 - 463 SHUTER ST, 467 SHUTER ST, 485 SHUTER ST, 567 SHUTER ST, 118 SUMACH ST, the odd numbered addresses of 81 - 111 SUMACH ST, 90 SUMACH ST, the even numbered addresses of 92 - 116 SUMACH ST, the odd numbered addresses of 15 - 37 SYDENHAM ST, the even numbered addresses of 2 - 40 SYDENHAM ST, 10 TRACY ST, the odd numbered addresses of 29 - 31 TRACY ST, the even numbered addresses of 12 - 40 TREFANN ST, the odd numbered addresses of 5 - 15 TREFANN ST, 8 TREFANN 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, the odd numbered addresses of 25 - 39 WASCANA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 284-72, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.

- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.
- (Q) On 427 SHUTER ST, 447 SHUTER ST, 467 SHUTER ST, 90 SUMACH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0446, as amended.
- (R) On 465 DUNDAS ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0105, as amended.

(851) Exception R 851

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 125 WINCHESTER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 109-75, as amended;
  - (F) On 390 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 133-76, as amended;
  - (G) On or between the even numbered addresses of 32 - 34A AMELIA ST, the even numbered addresses of 36 - 40 AMELIA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-90, as amended.
  - (H) On 255 CARLTON ST, 14 SPRUCE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 228-80, as amended.
  - (I) On or between the odd numbered addresses of 303 - 303R CARLTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 232-88, as amended.
  - (J) On 125½ WINCHESTER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 110-75, as amended.
  - (K) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 172-81, as amended.
  - (L) On 430 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-67, as amended.
  - (M) On 255 CARLTON ST, 14 SPRUCE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 377-74, as amended.
  - (N) On the even numbered addresses of 42 - 48 AMELIA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 419-75, as amended.
  - (O) On 390 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 582-75, as amended.
  - (P) On 388 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 583-75, as amended.
  - (Q) On 255 CARLTON ST, 14 SPRUCE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 58-75, as amended.
  - (R) On 255 CARLTON ST, 14 SPRUCE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 776-84, as amended.
  - (S) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 839-80, as amended.

(852) Exception R 852

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (D), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 666 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20-69, as amended.

(F) On 704 SPADINA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 841-80, as amended.

(853) Exception R 853

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition



A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
  - (E) On 77 RYERSON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 163-71, as amended;
  - (F) On 165 GRANGE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 164-71, as amended;
  - (G) On 91 AUGUSTA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 60-67, as amended;
  - (H) On 20 VANAULEY ST, the applicable prevailing by-law in Article 950.70.1, being former City of Toronto by-law 680-83, as amended.
  - (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).
- (854) Exception R 854

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 11 SULLIVAN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 100-80, as amended.
- (F) On 11 SULLIVAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 768-80, as amended.
- (G) On 11 SULLIVAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 769-80, as amended.
- (H) On 11 SULLIVAN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 837-80, as amended.

(855) Exception R 855

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot, public parking** as a principal use in a **building or structure** is not a permitted.

- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law

24-77, as amended.

- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(856) Exception R 856

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On or between the even numbered addresses of 76 - 100 DAVENPORT RD, 3 MC ALPINE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1331-08, as amended;
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
- (i) 5 metres if it contains a **detached house**;
  - (ii) 10 metres if it contains a **semi-detached house**;
  - (iii) 5 metres if it contains a **duplex**;

(iv) 5 metres if it contains a **triplex**;

(v) 10 metres if it contains a **fourplex**; and

(vi) 5 metres if it contains a **townhouse** or **apartment building**.

(G) On 3 MC ALPINE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0118, as amended.

(857) Exception R 857

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 546-83, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.

(858) Exception R 858

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-80, as amended.

(F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 49-90, as amended.

(G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 531-78, as amended.

(H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-78, as amended.

(I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-78, as amended.

(J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law



546-83, as amended.

- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-83, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 59-82, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 696-81, as amended.
- (N) On 427 SHUTER ST, 447 SHUTER ST, 467 SHUTER ST, 90 SUMACH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0446, as amended.

(859) Exception R 859

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(E) On 25 BLEECKER ST, the even numbered addresses of 188 - 190 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-93, as amended.

(860) Exception R 860

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 116 HAZELTON AVE and 41 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 18442, as amended;
  - (F) On 55 AVENUE RD, the even numbered addresses of 30 - 30A HAZELTON AVE, the even numbered addresses of 34 - 100 HAZELTON AVE, 1 WEBSTER AVE, 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 192-69, as amended.
  - (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(780).
  - (H) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 17544, as amended.
  - (I) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 17609, as amended.
  - (J) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 17863, as amended.
  - (K) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 18278, as amended.
  - (L) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 19062, as amended.
  - (M) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 19228, as amended.
  - (N) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 19291, as amended.
  - (O) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 19345, as amended.
  - (P) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 20994, as amended.
  - (Q) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21298, as amended.

- (R) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21963, as amended.
- (S) On 9 WEBSTER AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22-75, as amended.
- (T) On 116 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22906, as amended.
- (U) On the odd numbered addresses of 11 - 13 NEW ST, 15 NEW ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 63-76, as amended.
- (V) On 115 HAZELTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 941-79, as amended.

(861) Exception R 861

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 50 HILLSBORO AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22405, as amended;
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 5 metres if it contains a **detached house**;
  - (ii) 10 metres if it contains a **semi-detached house**;
  - (iii) 5 metres if it contains a **duplex**;
  - (iv) 5 metres if it contains a **triplex**;
  - (v) 10 metres if it contains a **fourplex**; and
  - (vi) 5 metres if it contains a **townhouse** or **apartment building**.
- (G) On 94 BELMONT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 479-75, as amended.

(862) Exception R 862

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (D), below.

- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On 104 TRINITY ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 346-04, as amended;
- (F) On 98 TRINITY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 803-84, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(763).

(863) Exception R 863

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(G) On 32 PARK RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 208-82, as amended.

(H) On 66 COLLIER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 241-72, as amended.

(I) On 66 COLLIER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 313-71, as amended.

(J) On 32 PARK RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 560-77, as amended.

(864) Exception R 864

(A) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 407-77, as amended.

(B) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 611-78, as amended.

(C) On 17 PEMBROKE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 70-78, as amended.

(865) Exception R 865

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the



following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (F) On 280 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 206-76, as amended;
- (G) 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, 169 GERRARD ST E, the odd numbered addresses of 179 - 191 GERRARD ST E, 306 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21115, as amended.
- (H) On 266 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 237-70, as amended;
- (I) On 291 GEORGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 255-85, as amended.
- (J) On 280 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 389-76, as amended.
- (K) On 280 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 422-76, as amended.
- (L) On 169 GERRARD ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 65-86, as amended.

(866) Exception R 866

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (E) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
- (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
- (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
- (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
- (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
- (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
- (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
- (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
- (N) On 3 BERKELEY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 606-87, as amended.
- (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
- (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
- (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
- (R) On 3 BERKELEY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 65-90, as amended.
- (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
- (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
- (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
- (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
- (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
- (X) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
- (Y) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(867) Exception R 867

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (D), below.
- (D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) On these lands, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-82, as amended.
  - (F) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 145-83, as amended.
  - (G) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 24-77, as amended.
  - (H) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 373-79, as amended.
  - (I) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 391-78, as amended.
  - (J) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-78, as amended.
  - (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 514-86, as amended.
  - (L) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-76, as amended.
  - (M) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 576-76, as amended.
  - (N) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 614-77, as amended.
  - (O) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-79, as amended.
  - (P) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-80, as amended.
  - (Q) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 664-78, as amended.
  - (R) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 677-76, as amended.
  - (S) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 812-78, as amended.
  - (T) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 879-80, as amended.
  - (U) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 884-79, as amended.
  - (V) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 889-78, as amended.
  - (W) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 92-85, as amended.

(868) Exception R 868

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:

- (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
- (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On the even numbered addresses of 158 - 160 STRACHAN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 417-76, as amended.

(869) Exception R 869

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On or between the odd numbered addresses of 111 - 123 NIAGARA ST, 125 NIAGARA ST, the odd numbered addresses of 135 - 165 NIAGARA ST, 260 NIAGARA ST, 774 RICHMOND ST W, 53 STRACHAN AVE, 2 TECUMSETH ST, 677 WELLINGTON ST W, 701 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21026, as amended.

(H) On 575 ADELAIDE ST W, the odd numbered addresses of 645 - 653 ADELAIDE ST W, the even numbered addresses of 700 - 754 KING ST W, the odd numbered addresses of 49 - 57 MICHENER CRT, the even numbered addresses of 48 - 56 MICHENER CRT, the odd numbered addresses of 75 - 101 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 489-84, as amended.

(I) On 788 ADELAIDE ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 560-87, as amended.



- (J) On the even numbered addresses of 618 - 654 ADELAIDE ST W, the odd numbered addresses of 109 - 123 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 583-80, as amended.
- (K) On 575 ADELAIDE ST W, the odd numbered addresses of 645 - 653 ADELAIDE ST W, the even numbered addresses of 700 - 754 KING ST W, the odd numbered addresses of 49 - 57 MICHENER CRT, the even numbered addresses of 48 - 56 MICHENER CRT, the odd numbered addresses of 75 - 101 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 586-80, as amended.
- (L) On 575 ADELAIDE ST W, the odd numbered addresses of 645 - 653 ADELAIDE ST W, the even numbered addresses of 700 - 754 KING ST W, the odd numbered addresses of 49 - 57 MICHENER CRT, the even numbered addresses of 48 - 56 MICHENER CRT, the odd numbered addresses of 75 - 101 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 587-80, as amended.
- (M) On 241 NIAGARA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 590-91, as amended.
- (N) On 575 ADELAIDE ST W, the odd numbered addresses of 645 - 653 ADELAIDE ST W, the even numbered addresses of 618 - 654 ADELAIDE ST W, the even numbered addresses of 700 - 754 KING ST W, the odd numbered addresses of 49 - 57 MICHENER CRT, the even numbered addresses of 48 - 56 MICHENER CRT, the odd numbered addresses of 109 - 123 TECUMSETH ST, the odd numbered addresses of 75 - 101 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 690-79, as amended.
- (O) On the even numbered addresses of 618 - 654 ADELAIDE ST W, the odd numbered addresses of 109 - 123 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 763-80, as amended.
- (P) On 575 ADELAIDE ST W, the odd numbered addresses of 645 - 653 ADELAIDE ST W, the even numbered addresses of 700 - 754 KING ST W, the odd numbered addresses of 49 - 57 MICHENER CRT, the even numbered addresses of 48 - 56 MICHENER CRT, the odd numbered addresses of 75 - 101 TECUMSETH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0349, as amended.

(870) Exception R 870

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (C) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (D) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:

- (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that

intersection.

- (G) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 252-74, as amended.
- (H) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 301-75, as amended.
- (I) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 399-74, as amended.
- (J) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 453-75, as amended.

(871) Exception R 871

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On these lands, Section 12:(5) f of By-law 438-86, as amended prevails.
- (H) On 123 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 384-70, as amended.
- (I) On the even numbered addresses of 164 - 166 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 395-87, as amended.
- (J) On 38 EARL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 408-81, as amended.
- (K) On 28 LINDEN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 436-77, as amended.
- (L) On 5 SELBY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 516-87, as amended.

(872) Exception R 872

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are

also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(H) On or between the even numbered addresses of 8 - 12 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 328-88, as amended.

(I) On 11 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 551-77, as amended.

- (J) On 14 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 616-77, as amended.
- (K) On 14 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 617-77, as amended.
- (L) On the even numbered addresses of 12 - 14 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 733-79, as amended.
- (M) On 8 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 809-88, as amended.
- (N) On 13 IRWIN AVE, the odd numbered addresses of 17 - 19 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 810-88, as amended.

(873) Exception R 873

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (H) On 159 BLEECKER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 377-77, as amended.
- (I) On 159 BLEECKER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 378-77, as amended.

(874) Exception R 874

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (H) On 561 CHURCH ST, the odd numbered addresses of 577 - 585 CHURCH ST, the even numbered addresses of 86 - 96 GLOUCESTER ST, 79 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 28-76, as amended.
- (I) On 561 CHURCH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 26-76, as amended.
- (J) On the even numbered addresses of 90 - 92 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 362-78, as amended.
- (K) On the even numbered addresses of 90 - 92 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 363-78, as amended.
- (L) On 36 DUNDONALD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 363-80, as amended.
- (M) On 19 DUNDONALD ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-83, as amended.



- (N) On the odd numbered addresses of 99 - 103 CHARLES ST E, 568 JARVIS ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 577-09, as amended.
- (O) On 77 CHARLES ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 580-89, as amended.

(875) Exception R 875

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; and
  - © 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 26 ALEXANDER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22303, as amended;

(H) On 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 277-85, as amended.

(I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(763).

(J) On 26 ALEXANDER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 35-74, as amended.

(K) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 511-82, as amended.

(876) Exception R 876

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the

following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 556 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 261-68, as amended.

(877) Exception R 877

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.

- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 172 CARLTON ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 334-81, as amended.

(878) Exception R 878

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 56 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 443-84, as amended.

(879) Exception R 879

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 494-77, as amended.
- (H) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 525-82, as amended.
- (I) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 572-77, as amended.
- (J) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-76, as amended.
- (K) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 678-79, as amended.
- (L) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 689-80, as amended.

- (M) On the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 740-04, as amended.

(880) Exception R 880

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition



A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 15 DUNDONALD ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22654, as amended.
- (H) On 22 WELLESLEY ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 454-03, as amended.

(881) Exception R 881

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the

principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 54 ABERDEEN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-69, as amended.
- (H) On 253 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-87, as amended.

(882) Exception R 882

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are

also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 30 GLOUCESTER ST, 33 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 188-68, as amended.

(H) On 30 GLOUCESTER ST, 33 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 310-69, as amended.

(883) Exception R 883

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) On 40 ALEXANDER ST, 70 ALEXANDER ST, the applicable prevailing By-law in Article 950.50.1, being former City of Toronto by-law 21950, as amended.
- (H) On 40 ALEXANDER ST, 70 ALEXANDER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 537-93, as amended.

(884) Exception R 884

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (G) On 20 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 275-84, as amended.
- (H) On 20 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 31-84, as amended.
- (I) On 22 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 464-85, as amended.
- (J) On 1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 742-85, as amended.

(885) Exception R 885

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) On 1055 BAY ST, 5 INKERMAN ST, 44 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 329-85, as amended.

(H) On 5 INKERMAN ST, 44 IRWIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 693-78, as amended.

(886) Exception R 886

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
- (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home Condition**

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence Condition**

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or



(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(H) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (H)(i), above, not covered by permitted **parking spaces, loading spaces, and driveways**, must only be used for **landscaping**; and

(iii) a minimum of 75% of the **landscaped** area required by (H)(ii), above, must be used for **soft landscaping**.

(I) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.

(J) On the odd numbered addresses of 25 - 27B WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 758-78, as amended.

(887) Exception R 887

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

## Religious Residence (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

### (1) Nursing Home or Retirement Home Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

### (2) Religious Residence Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(H) On 576 CHURCH ST, 380 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21280, as amended.

(888) Exception R 888

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.
- (B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (C) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (D) On a **lot**, a **tourist home** is a permitted use; and
- (E) 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**.
- (F) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (G) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (H), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (H), below.

(H) In addition to the requirements of the R zone, the uses described in (G), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (I) On 240 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22947, as amended.
- (J) On 240 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 23087, as amended.
- (K) On 275 BLEECKER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 478-91, as amended.

(889) Exception R 889

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:
  - (i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;
  - (ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and
  - (iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.
- (B) On a **lot**, a Tong House is a permitted use; and
- (C) 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.
- (D) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (E) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (G), below.

(G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and
- (H) These lands must comply with prevailing by-law Section 955.10.(565).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(732).

(890) Exception R 890

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a permitted **manufacturing use** has a parking rate of:
  - (i) a minimum of 1.0 **parking spaces** per 100 square metres of floor area;
  - (ii) a maximum of 0.5 **parking spaces** per 100 square metres of floor area; and
- (B) on a **lot**, a permitted **warehouse** or **wholesaling use** has a parking rate of:
  - (i) 2.0 **parking spaces** for the first 2,750 square metres of floor area; and
  - (ii) 0.5 **parking spaces** for every 100 square metres over 2,750 square metres of floor area.
- (C) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (D) On a **lot**, the main pedestrian entrance access to any non-residential use must be from King Street West.
- (E) On a **lot**, **public parking** is not a permitted use.
- (F) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (G), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

- (#) The number after the listed use is the condition number reference in (G), below.
- (G) In addition to the requirements of the R zone, the uses described in (F), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (H) The land subject to this exception must comply with Regulation 955.10.(399).
- (I) On or between the odd numbered addresses of 891 - 901 ADELAIDE ST W, 21 CANNIFF ST, the even numbered addresses of 1000 -1030 KING ST W, 1005 KING ST W, the odd numbered addresses of 1029 -1071 KING ST W, 901 KING ST W, 905 KING ST W, 915 KING ST W, 954 KING ST W, 25 MASSEY ST, 90 SHANK ST, 96 SHANK ST, 24 SHAW ST, 18 STAFFORD ST, 100 STRACHAN AVE, 12 SUDBURY ST, 15 SUDBURY ST, 18 SUDBURY ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 694-86, as amended.
- (J) On 25 MASSEY ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0513, as amended.
- (K) On these lands the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0521, as amended.

(891) Exception R 891

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (D) On 142 PEARS AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 276-77, as amended.
- (E) On 250 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22637, as amended.
- (F) On 250 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22904, as amended.
- (G) On 250 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of

Toronto by-law 23047, as amended.

- (H) On 142 PEARS AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 277-77, as amended.
- (I) On 250 DAVENPORT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 66-74, as amended.

(892) Exception R 892

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an office, post office, or newspaper plant use that was permitted as of January 31, 1976 shall continue to be a permitted use, so long as:
  - (i) the use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the use is no greater than the amount that existed on December 15, 1974.
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 191-72, as amended.
- (D) On the odd numbered addresses of 121 - 123 MARLBOROUGH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 379-73, as amended.
- (E) On the even numbered addresses of 20 - 36 MARLBOROUGH AVE, the odd numbered addresses of 35 - 67 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, the even numbered addresses of 104 - 150 RANKIN CRES, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the even numbered addresses of 10 - 30 SCRIVENER SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0334, as amended.

(893) Exception R 893

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (C) The land subject to this exception must comply with Regulation 955.10.(415).
- (D) The land subject to this exception must comply with Regulation 955.10.(421).
- (E) On 45 GARDINER RD, 800 SPADINA RD, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(773).
- (F) On 800 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 258-89, as amended.
- (G) On 800 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 507-82, as amended.



(894) Exception R 894

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (C) On 19 LOWER VILLAGE GT, the even numbered addresses of 18 - 20 LOWER VILLAGE GT, 15 RELMAR GDNS, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 330-82, as amended.

(895) Exception R 895

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a use that exists since July 26, 1994 is a permitted use;
- (B) Where an addition to a use in (A) is made, the **gross floor area** of the addition may increase by an amount 25 percent greater than what was lawfully established on the **lot** on July 20, 1993; and
- (C) In the case of the replacement of the existing **building**, Clause 700.20 shall apply for any use that existed other than a residential use.
- (D) On a **lot**, a **vehicle fuel station, vehicle service shop, vehicle repair shop, public parking, vehicle washing establishment**, or builder's supply yards is a permitted use; and
- (E) A **financial institution, brew-on premises, caterer's shop, dry cleaning establishment, personal service shop, eating establishment, take-out eating establishment, service shop, or ancillary showroom** is a permitted use if it is located on the **first floor** of the **building**.
- (F) On or between the odd numbered addresses of 5 -29 TRENT AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1106-01, as amended.
- (G) 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, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 826-00, as amended.

(896) Exception R 896

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building, duplex, triplex, or townhouse** is not a permitted use, 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**.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 33 JACKES AVE, 35 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 441-86, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(897) Exception R 897

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and

- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (F) On or between the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-82, as amended.
- (G) On the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 34-82, as amended.
- (H) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 494-77, as amended.
- (I) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 525-82, as amended.
- (J) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 572-77, as amended.
- (K) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-76, as amended.
- (L) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 678-79, as amended.
- (M) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 689-80, as amended.
- (N) On the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 740-04, as amended.

(898) Exception R 898

The lands subject to this exception must comply with the following:

- (A) On a **lot**, parking for the permitted uses shall be provided on the **lot**, provided:
  - (i) no **parking space** is within 6.0 metres of the **lot line** abutting Shuter Street;
  - (ii) an minimum of 3 **parking spaces** for every 4 **dwelling units** are provided.

For the purposes of this provision, the area that this exception pertains to shall be considered to be one **lot**.

- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (C) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

- (D) On 155 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22956, as amended.
- (E) On 155 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22994, as amended.

(899) Exception R 899

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (C) On the even numbered addresses of 102 - 142 DUPONT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 515-77, as amended.
- (D) On the even numbered addresses of 102 - 142 DUPONT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 516-77, as amended.
- (E) On the even numbered addresses of 102 - 142 DUPONT ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 529-82, as amended.

(900) Exception R 900

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On 96 and 96A ADMIRAL RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 100-82, as amended.
- (C) On 187 MADISON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 10-87, as amended;
- (D) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1091-05, as amended;
- (E) On 169 SPADINA RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 11-87, as amended;
- (F) On 8 DALTON RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 157-69, as amended;
- (G) On 93 MADISON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 198-85, as amended;
- (H) On 133 MADISON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 299-84, as amended.
- (I) On the odd numbered addresses of 395 - 397 BRUNSWICK AVE, the odd numbered addresses of 399 - 403 BRUNSWICK AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 397-00, as amended.
- (J) On 81 MADISON AVE, 88 SPADINA RD, 99 WALMER RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 622-91, as amended.

(901) Exception R 901

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1091-05, as amended.
- (C) On 81 MADISON AVE, 88 SPADINA RD, 99 WALMER RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 622-91, as amended.

(902) Exception R 902

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On 212 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 302-75, as amended.

- (C) On 206 ST GEORGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 409-78, as amended.

(903) Exception R 903

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On 43 CHICORA AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 552-78, as amended.

(904) Exception R 904

The lands subject to this exception must comply with the following:

- (A) On a **lot, public parking** as a principal use in a **building** or **structure** is not a permitted.
- (B) On a **lot**, the minimum **front yard setback** is 4.87 metres.
- (C) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22846, as amended;
- (D) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 234-83, as amended.
- (E) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 23046, as amended.
- (F) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 457-83, as amended.
- (G) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 783-78, as amended.

(905) Exception R 905

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (B) The land subject to this exception must comply with Regulation 955.10.(434).
- (C) On 30 and 32 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 194-83, as amended; and
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
- (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 13.5 metres if it contains a **duplex**;
  - (iv) 13.5 metres if it contains a **triplex**;
  - (v) 30.0 metres if it contains a **apartment building**; and
  - (vi) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On 17 GORMLEY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 39-77, as amended.
- (G) On 39 ORIOLE RD, the odd numbered addresses of 41A - 41B ORIOLE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 464-83, as amended.
- (H) On the even numbered addresses of 32 - 34 DUGGAN AVE, the odd numbered addresses of 37 - 37A GORMLEY AVE, the even numbered addresses of 30 - 32 LONSDALE RD, the odd numbered addresses of 31 - 33 ORIOLE RD, 39 ORIOLE RD, the odd numbered addresses of 41A - 41B ORIOLE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 527-82, as amended.

- (I) On the even numbered addresses of 2 - 4 GORMLEY AVE, the odd numbered addresses of 111 - 145 LAWTON BLVD, the even numbered addresses of 120 - 150 LAWTON BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 574-79, as amended.

(906) Exception R 906

The lands subject to this exception must comply with the following:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and
- (B) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**;
  - (iii) 15.0 metres if it contains a **triplex**;
  - (iv) a minimum of 27 metres for a **townhouse building** containing 3 **dwelling units**, of which the minimum **lot frontage** for a end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On the even numbered addresses of 2 - 4 GORMLEY AVE, the odd numbered addresses of 111 - 145 LAWTON BLVD, the even numbered addresses of 120 - 150 LAWTON BLVD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 574-79, as amended.

(907) Exception R 907

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the minimum **rear yard setback** is 12.0 metres; and
- (B) a minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, shall be used for **soft landscaping**.
- (C) A maximum of three attached **dwelling units** are permitted in a **townhouse building**.
- (D) On 10 DELISLE AVE, 1560 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 104-01, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(908) Exception R 908

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building, duplex, triplex, or townhouse** is not a permitted use, 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**.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 7 JACKES AVE, 16 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 167-68, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On 7 JACKES AVE, 16 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 235-68, as amended.
- (F) On 7 JACKES AVE, 16 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 331-67, as amended.

(909) Exception R 909

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 21 PLEASANT BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22740, as amended;
- (C) On 10 AVOCA AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 251-67, as amended;
- (D) On 50 ROSEHILL AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 589-05, as amended;
- (E) On 40 ROSEHILL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 599-82, as amended;
- (F) On 555 AVENUE RD, 70 ROSEHILL AVE, 1 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 645-76, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (H) On 70 ROSEHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 64-80, as amended.
- (I) On 70 ROSEHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 65-80, as amended.

(910) Exception R 910

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 15 SUMMERHILL AVE, the odd numbered addresses of 1133 -1177 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 286-83, as amended;
- (C) On 95 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 333-81, as amended;
- (D) On 70 SHAFTESBURY AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 395-76, as amended.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(771).
- (G) On 95 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 835-80, as amended.

(911) Exception R 911

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 80 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 100-68, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On 80 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 285-67, as amended.

(912) Exception R 912

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 88 BROADWAY AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1109-04, as amended;
- (C) On 107 BROADWAY AVE, 177 REDPATH AVE, 200 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 165-69, as amended;

- (D) On 15 ERSKINE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 195-67, as amended;
- (E) On or between the odd numbered addresses of 133 - 141 ERSKINE AVE, the odd numbered addresses of 165 - 171 ERSKINE AVE, 241 REDPATH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 20904, as amended;
- (F) On 150 Roehampton Avenue, Bylaws 732-2005, and 6-2006(OMB) as amended, of the City of Toronto prevails; and
- (G) On the lands municipally known as 70 Roehampton Avenue, By-law 817-2007, as amended of the City of Toronto prevails.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (J) On 188 REDPATH AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 360-98, as amended.
- (K) On the even numbered addresses of 140 - 144 REDPATH AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 49-02, as amended.
- (L) On the even numbered addresses of 150 - 152 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 6-06, as amended.
- (M) On the even numbered addresses of 150 - 152 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 732-05, as amended.
- (N) On 25 BROADWAY AVE, 70 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 817-07, as amended.

(913) Exception R 913

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 22 BALLIOL ST, 33 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 113-70, as amended;
- (C) On 185 BALLIOL ST, 141 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 365-67, as amended;
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 22 BALLIOL ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 798-85, as amended.
- (H) On 200 BALLIOL ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 805-04, as amended.

(914) Exception R 914

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 18 BROWNLOW AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1280-07, as amended;
- (C) On 158 SOUDAN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-75, as amended;
- (D) On 11 LILLIAN ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 201-80, as amended;



- (E) On 55 BROWNLOW AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22034, as amended;
- (F) On 45 DUNFIELD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22418, as amended; and
- (G) On these lands municipally known as the odd numbered addresses of 66 – 72 Redpath Avenue, City of Toronto by-law 714-2005, as amended, prevails.
- (H) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (J) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (K) On 18 BROWNLOW AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22036, as amended.
- (L) On 18 BROWNLOW AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 267-08, as amended.
- (M) On 45 DUNFIELD AVE, 77 DUNFIELD AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 546-02, as amended.
- (N) On 66 REDPATH AVE, the even numbered addresses of 68 - 72 REDPATH AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 714-05, as amended.
- (O) On 79 DUNFIELD AVE, 85 EGLINTON AVE E, 97 EGLINTON AVE E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 859-07, as amended.

(915) Exception R 915

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(916) Exception R 916

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (D) On 160 ERSKINE AVE, 88 ERSKINE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 362-67, as amended.
- (E) On 160 ERSKINE AVE, 88 ERSKINE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 400-67, as amended.
- (F) On 160 ERSKINE AVE, 88 ERSKINE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 483-79, as amended.

(917) Exception R 917

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 155 BALLIOL ST, 45 BALLIOL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22120, as amended.

(C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

(i) 9 metres if it contains a **detached house**.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(918) Exception R 918

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On 345 MERTON ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22269, as amended.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(919) Exception R 919

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On or between the odd numbered addresses of 221 - 265 BALLIOL ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22290, as amended;

(C) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:

(i) 9 metres if it contains a **detached house**.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(920) Exception R 920

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On or between the even numbered addresses of 108 - 128 BALLIOL ST, 200 BALLIOL ST, the even numbered addresses of 216 - 240 BALLIOL ST, the odd numbered addresses of 195 - 225 DAVISVILLE AVE, 33 DAVISVILLE AVE, the odd numbered addresses of 77 - 111 DAVISVILLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22535, as amended.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(921) Exception R 921

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On 108 REDPATH AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 325-69, as amended.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 88 REDPATH AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 833-02, as amended.
- (F) On 108 REDPATH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0312, as amended.

(922) Exception R 922

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 12 GLEN ELM AVE, 1639 YONGE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 394-06, as amended;
- (C) On 57 ALVIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 44-86, as amended;
- (D) On 30 GLEN ELM AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 623-76, as amended;
- (E) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 670-80, as amended.
- (F) On 30 ALVIN AVE, the odd numbered addresses of 25 - 29 HEATH ST E, 22 ST CLAIR AVE E, 1501 YONGE ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 810-08, as amended.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(923) Exception R 923

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).

(924) Exception R 924

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(758).

- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 7 BROADWAY AVE, 2345 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 709-86, as amended.

(925) Exception R 925

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993; and

- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993;

- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and

- (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

- (C) On 121 RUNNYMEDE RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 883-99, as amended.

(926) Exception R 926

The lands subject to this exception must comply with the following:

- (A) On a **lot**, no window of a **building** facing Pleasant Boulevard shall display goods or advertising.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21670, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772).
- (F) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 21699, as amended.
- (G) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 89-68, as amended.

(927) Exception R 927

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house**, **semi-detached house**, **townhouse**, **park**, or **ancillary** uses are the only permitted uses.
- (B) On the even numbered addresses of 170 - 198 BRANDON AVE, the odd numbered addresses of 1111 -

1193 LANSLOWNE AVE, 1195 LANSLOWNE AVE, the odd numbered addresses of 1197 -1201 LANSLOWNE AVE, the even numbered addresses of 808 - 920 ST CLARENS AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0276, as amended.

(928) Exception R 928

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house**, **semi-detached house**, **townhouse**, **park**, or **ancillary** uses are the only permitted uses.
- (B) On or between the even numbered addresses of 22 - 48 ACORES AVE, the odd numbered addresses of 9 - 47 ACORES AVE, the odd numbered addresses of 1 - 39 MINHO BLVD, the even numbered addresses of 12 - 38 MINHO BLVD, the odd numbered addresses of 1095 -1111 OSSINGTON AVE, the even numbered addresses of 1152 -1204 SHAW ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 747-98, as amended.
- (C) On the odd numbered addresses of 9 - 47 ACORES AVE, the even numbered addresses of 22 - 48 ACORES AVE, the odd numbered addresses of 1 - 39 MINHO BLVD, the even numbered addresses of 12 - 38 MINHO BLVD, the odd numbered addresses of 1095 -1111 OSSINGTON AVE, the even numbered addresses of 1152 -1204 SHAW ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0229, as amended.

(929) Exception R 929

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **semi-detached house** is not a permitted use.
- (B) Permitted dwelling types include a **detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) The land subject to this exception must comply with Regulation 955.10.(387).
- (D) On or between the odd numbered addresses of 183 - 187 LYNDHURST AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 295-79, as amended;
- (E) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 365-75, as amended.
- (F) 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, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 566-00, as amended.
- (G) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 416-75, as amended.
- (H) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 489-75, as amended.

(930) Exception R 930

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On 36 WHITEWOOD RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 134-05, as amended;
- (D) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On the odd numbered addresses of 61 - 65 PETMAN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 354-73, as amended.
- (H) On 36 WHITEWOOD RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 545-04, as amended.

(931) Exception R 931

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** or **townhouses** involving more than three units is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) If the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 9 metres if it contains a **detached house**.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 168 MANOR RD E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 165-75, as amended.
- (G) On 32 HILLSDALE AVE E, 2131 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 518-83, as amended.
- (H) On 170 MANOR RD E, 650 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 543-04, as amended.
- (I) On 21 HILLSDALE AVE E, 9 HILLSDALE AVE E, the even numbered addresses of 12 - 16 MANOR RD E, the odd numbered addresses of 2079 -2085 YONGE ST, 2087 YONGE ST, the odd numbered addresses of 2093 -2111 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 809-84, as amended.

(932) Exception R 932

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (C) On the odd numbered addresses of 95 - 99 CRANBROOKE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 919-79, as amended.

(933) Exception R 933

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On or between the odd numbered addresses of 207 - 217 ROSLIN AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 106-01, as amended;
- (D) On or between the even numbered addresses of 20 - 74 BOWOOD AVE, the odd numbered addresses of 21 - 87 BOWOOD AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-77, as amended.
- (E) On 248 RANLEIGH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 603-86, as amended.

(934) Exception R 934

The lands subject to this exception must comply with the following:

- (A) Despite 10.10.20.40 (1), an **apartment building** is not permitted.
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (D) For the purposes of (B) and (C) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(935) Exception R 935

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) an office is a permitted use;

(D) On 54 FOXBAR RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 121-82, as amended.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(936) Exception R 936

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:



- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) permits offices.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(937) Exception R 937

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) permits offices.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(938) Exception R 938

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) permits offices.
- (D) On 61 MAIN ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 455-85, as amended.

(939) Exception R 939

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(C) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(940) Exception R 940

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy

Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) an office is a permitted use.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(941) Exception R 941

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) permit offices on **lots**.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On 890 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22719, as amended.
- (H) On 890 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22804, as amended.
- (I) On 890 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 429-80, as amended.
- (J) On 890 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 803-78, as amended.

(942) Exception R 942

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) permit offices on **lots**.
- (E) On or between the odd numbered addresses of 106 - 108 BANFF RD, the odd numbered addresses of 109 - 137 BANFF RD, the even numbered addresses of 110 - 138 BANFF RD, the even numbered addresses of 500 - 518 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-80, as amended.
- (F) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 12 BRUCE PARK AVE, the even numbered addresses of 16 - 26 BRUCE PARK AVE, the even numbered addresses of 538 - 550 EGLINTON AVE E, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENNAVY AVE, the even numbered addresses of 8 - 28 GLENNAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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, 13 SHERWOOD LANE, 1 WALDER AVE, the odd numbered addresses of 3 - 45 WALDER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-80, as amended;
- (G) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (J) On 398 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0183, as amended.

(943) Exception R 943

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:



**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) permit offices on **lots**.

(E) On or between the odd numbered addresses of 106 - 108 BANFF RD, the odd numbered addresses of 109 - 137 BANFF RD, the even numbered addresses of 110 - 138 BANFF RD, the even numbered addresses of 500 - 518 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-80, as amended.

(F) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 12 BRUCE PARK AVE, the even numbered addresses of 16 - 26 BRUCE PARK AVE, the even numbered addresses of 538 -

550 EGLINTON AVE E, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENAVY AVE, the even numbered addresses of 8 - 28 GLENAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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, 13 SHERWOOD LANE, 1 WALDER AVE, the odd numbered addresses of 3 - 45 WALDER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 326-80, as amended;

(G) if the following **building** type is permitted on a **lot**, the minimum **lot frontage** is:

(i) 7.5 metres if it contains a **detached house**.

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(J) On the even numbered addresses of 1746 -1748 BAYVIEW AVE, the even numbered addresses of 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0145, as amended.

(944) Exception R 944

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (D) an office is a permitted use;
- (E) On 29 PLEASANT BLVD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 208-72, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).

(945) Exception R 945

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (C), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (C), below.

(C) In addition to the requirements of the R zone, the uses described in (B), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(D) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(946) Exception R 946

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:

- (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst Street.
- (C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (D) The land subject to this exception must comply with Regulation 955.10.(422).
- (E) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
- (i) 12 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;and
  - (iii) 30 metres if it contains a **duplex**.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(743).

(947) Exception R 947

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
  - (B) On a **lot**, an office of a physician or dentist is a permitted use, subject to the conditions that:
    - (i) it is located in the **basement** or on the **first floor** of a **detached house** which such physician or dentist uses as their private residence; and
    - (ii) the principal entrance is from Bathurst Street.
- (C) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- A **detached house** may provide 3 or more **dwelling units** subject to:
  - a) the house is at least 40 years old,
  - b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(743).

(948) Exception R 948

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **vehicle dealership** and **ancillary showroom** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (D), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (D), below.

(D) In addition to the requirements of the R zone, the uses described in (C), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (E) permit offices on **lots**.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (H) On 900 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 920-03, as amended.

(949) Exception R 949

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) Permitted dwelling types include A **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) The land subject to this exception must comply with Regulation 955.10.(471).
- (D) The land subject to this exception must comply with Regulation 955.10.(492).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (H) On the even numbered addresses of 42 - 44 ROSELAWN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 615-78, as amended.

- (I) On 168 ROSEWELL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 636-77, as amended.

(950) Exception R 950

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(951) Exception R 951

The lands subject to this exception must comply with the following:

- (A) The maximum **building length** is 14.0 metres.
- (B) Permitted dwelling types include a **detached house, semi-detached house, and duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article



955.10.(758).

- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (F) On 224 ROSELAWN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 457-81, as amended.
- (G) On 218 ROSELAWN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 689-78, as amended.

(952) Exception R 952

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent lot.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** east of Inglewood drive or south of St Clair Avenue is:
  - (i) 12 metres if it contains a **detached house**;
  - (ii) 18 metres if it contains a **semi-detached house**;
  - (iii) 12 metres if it contains a **duplex**;
  - (iv) 12 metres if it contains a **triplex**; and
  - (v) 24 metres if it contains a **fourplex**;
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** on **lots** west of Inglewood drive and north of St. Clair avenue is:
  - (i) 9 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;

(iii) 9 metres if it contains a **duplex**;

(iv) 9 metres if it contains a **triplex**; and

(v) 18 metres if it contains a **fourplex**;

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(953) Exception R 953

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(954) Exception R 954

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

- (C) On or between the odd numbered addresses of 251 - 359 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 375-78, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 598-78, as amended.
- (H) On the odd numbered addresses of 251 - 359 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 716-78, as amended.
- (I) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, 13 SHERWOOD LANE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 728-78, as amended.

(955) Exception R 955

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, the even numbered addresses of 16 - 26 BRUCE PARK AVE, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENAVY AVE, the even numbered addresses of 8 - 28 GLENAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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, 13 SHERWOOD LANE, the odd numbered addresses of 3 - 45 WALDER AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 149-78, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(956) Exception R 956

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house

- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- A **detached house** may provide 3 or more **dwelling units** subject to:

a) the house is at least 40 years old,

b) the house contains a residential **gross floor area** of at least 460 square metres

c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

(C) On or between the odd numbered addresses of 279 - 285 BLYTHWOOD RD, the even numbered addresses of 16 - 26 BRUCE PARK AVE, 7 GLAZEBROOK AVE, the odd numbered addresses of 7 - 29 GLENVAVY AVE, the even numbered addresses of 8 - 28 GLENVAVY AVE, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the odd numbered addresses of 565 - 571 ROEHAMPTON 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 RO

(D) On or between the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 573 - 607 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 154-74, as amended.

(E) On or between the even numbered addresses of 106 - 108 BANFF RD, the odd numbered addresses of 109 - 137 BANFF RD, the even numbered addresses of 110 - 138 BANFF RD, the even numbered addresses of 500 - 518 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 200-80, as amended.

(F) On 359 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 202-80, as amended.

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).

(H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(J) On 299 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 55-67, as amended.

(K) On the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 29 - 43 CARDIFF RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 637-77, as amended.

(L) On 240 BROADWAY AVE, the even numbered addresses of 244 - 246 BROADWAY AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 671-79, as amended.

(M) On 359 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 85-10, as amended.

(N) On the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 449 - 467

ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 99-73, as amended.

(957) Exception R 957

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the even numbered addresses of 128 - 134 HEATH ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 203-80, as amended;
- (D) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 576-79, as amended.
- (E) On 107 ROSE PARK DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 584-86, as amended;
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;
  - (iii) 7.5 metres if it contains a **duplex**; and
  - (iv) 15 metres if it contains a **fourplex**.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(958) Exception R 958

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the odd numbered addresses of 251 - 359 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 375-78, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On the odd numbered addresses of 361 - 365A KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 435-75, as amended.
- (H) On the odd numbered addresses of 251 - 359 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 716-78, as amended.

(959) Exception R 959

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
- A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.

- (C) On or between the odd numbered addresses of 251 - 359 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 375-78, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (G) On the odd numbered addresses of 251 - 359 KEEWATIN AVE, the odd numbered addresses of 361 - 365A KEEWATIN AVE, the odd numbered addresses of 367 - 411 KEEWATIN AVE, the even numbered addresses of 260 - 416 KEEWATIN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 716-78, as amended.

(960) Exception R 960

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
    - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(961) Exception R 961

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,

- b) the house contains a residential **gross floor area** of at least 460 square metres
  - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and
  - d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
  - (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
  - (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
  - (F) On the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 449 - 467 ROEHAMPTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 99-73, as amended.

(962) Exception R 962

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,



- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) If a **lot** is located in a residential zone category:

- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
- (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(H) If a **lot** is located in a commercial-residential zone category:

- (i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;
- ii) any portion of the **lot** located within the setback area in (H)(i), above, not covered by permitted **parking spaces**, **loading spaces**, and **driveways**, must only be used for **landscaping**; and
- (iii) a minimum of 75% of the **landscaped** area required by (H)(ii), above, must be used for **soft landscaping**.

- (I) On 400 JARVIS ST, 404 JARVIS ST, 281 MUTUAL ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 716-01, as amended.

(963) Exception R 963

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

- (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

- (#) The number after the listed use is the condition number reference in (F), below.
- (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(H) On 400 JARVIS ST, 404 JARVIS ST, 281 MUTUAL ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 716-01, as amended.

(964) Exception R 964

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.

(D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.

(E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

- (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
- (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) If a **lot** is located in a residential zone category:
- (i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and
  - (ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;
- (H) On 514 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 264-89, as amended.

(965) Exception R 965

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached house, or a townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(G) If a **lot** is located in a residential zone category:

(i) Despite 10.5.40.70(1), 10.10.40.70(1), and 40.10.40.70, the minimum **front yard setback** is 6.0 metres; and

(ii) the portion of the **lot** located within the **front yard setback** area is to comply with the requirements of 10.5.50.10;

(H) On 100 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 378-67, as amended.

(966) Exception R 966

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, an office that existed on May 5, 1986 for The Frontier College is a permitted use.

(C) On 33 JACKES AVE, 35 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 441-86, as amended.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(967) Exception R 967

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.

(C) On 7 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 164-75, as amended.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(E) On 7 JACKES AVE, 16 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 235-68, as amended.

(F) On 7 JACKES AVE, 16 SUMMERHILL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 331-67, as amended.

(G) On 7 JACKES AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 380-75, as amended.

(968) Exception R 968

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On a **lot**, an office that existed on May 27, 1963 for a professional person, a **non-profit organization**, or for business administration is a permitted use.

(C) On 44 JACKES AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 22195, as amended.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(969) Exception R 969

The lands subject to this exception must comply with the following:

(A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:

(i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and

(ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.

(B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 40 degree angle over the **lot**, at an elevation of 14.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "1" on the applicable maps referenced in Regulation 955.10. (1064).
- (H) On 155 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22751, as amended.

(970) Exception R 970

The lands subject to this exception must comply with the following:

- (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:
  - (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976; and
  - (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.
- (B) On a **lot**, a **tourist home** is a permitted use; 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**.
- (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:

**Nursing Home** (1)

**Retirement Home** (1)

**Religious Residence** (2)

(#) The number after the listed use is the condition number reference in (F), below.

(F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.



(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (G) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (H) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (I) On the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 34-82, as amended.
- (J) On 437 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 450-90, as amended.
- (K) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 494-77, as amended.
- (L) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 525-82, as amended.
- (M) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 572-77, as amended.
- (N) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 657-76, as amended.
- (O) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 678-79, as amended.

- (P) On 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 689-80, as amended.
- (Q) On the odd numbered addresses of 55 - 135 BLEECKER ST, the even numbered addresses of 484 - 508A ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, the odd numbered addresses of 209 - 215 WELLESLEY ST E, 225 WELLESLEY ST E, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 740-04, as amended.

(971) Exception R 971

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) On 338 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 247-87, as amended.
- (C) On 340 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 534-80, as amended.
- (D) On 340 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 643-88, as amended.

(972) Exception R 972

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 20.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "3" on the applicable maps referenced in Regulation 955.10. (1066).
- (B) On 460 JARVIS ST, 111 WELLESLEY ST E, 95 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 525-88, as amended.
- (C) On 440 JARVIS ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 55-88, as amended.

(973) Exception R 973

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) On these lands, Section 12:(5) h of By-law 438-86, as amended prevails.
- (C) On 71 CHARLES ST E, 589 CHURCH ST, 72 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 506-77, as amended.
- (D) On 71 CHARLES ST E, 589 CHURCH ST, 72 ISABELLA ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 507-77, as amended.

(974) Exception R 974

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **tourist home** is a permitted use; and
- (B) 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**.
- (C) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not a permitted.
- (D) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are

also permitted if they comply with the specific conditions set out for each use in (E), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (E), below.

(E) In addition to the requirements of the R zone, the uses described in (D), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home** or **Retirement Home** Condition

A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

(i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or

(ii) be located on a **lot** which,

(a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(F) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).

(G) On 460 JARVIS ST, 111 WELLESLEY ST E, 95 WELLESLEY ST E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 525-88, as amended.

(975) Exception R 975

The lands subject to this exception must comply with the following:

- (A) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (B) In addition to the requirements of Clauses 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol "2" on the applicable maps referenced in Regulation 955.10. (1065).
- (C) On 555 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 258-71 and the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 1044-06, as amended;
- (D) On the lands municipally known as 582 Sherbourne Street and 28 Linden Street, By-law 986-2007, as amended of the City of Toronto prevails.
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(737).
- (F) On 592 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 207-90, as amended.
- (G) On 555 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 258-71, as amended.
- (H) On 555 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 258-85, as amended.
- (I) On 540 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 532-85, as amended.
- (J) On 583 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 547-85, as amended.
- (K) On 555 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 693-80, as amended.
- (L) On 555 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0612, as amended.
- (M) On 555 SHERBOURNE ST, 583 SHERBOURNE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 94-0727, as amended.

(976) Exception R 976

The lands subject to this exception must comply with the following:

- (A) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (B), below:

**Nursing Home (1)**

**Retirement Home (1)**

**Religious Residence (2)**

(#) The number after the listed use is the condition number reference in (B), below.

- (B) In addition to the requirements of the R zone, the uses described in (A), above, must comply with the following specific conditions set out for each use:

(1) **Nursing Home or Retirement Home** Condition

A **nursing home, retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be located on a **lot** which,
  - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
  - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.

(2) **Religious Residence** Condition

A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be located on a **lot** which,
    - (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map; or
    - (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.
- (C) On 124 Spencer Avenue, Bylaw 977-2009 as amended of the City of Toronto prevails.
- (D) On 124 SPENCER AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 977-09, as amended.

(977) Exception R 977

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Permitted dwelling types include a **detached house**, **semi-detached house**, and **duplex** house
  - A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
  - The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
  - A **detached house** may provide 3 or more **dwelling units** subject to:
    - a) the house is at least 40 years old,
    - b) the house contains a residential **gross floor area** of at least 460 square metres
    - c) each **dwelling unit** has a floor area of not less than 55 square metres, except in the case of an attic where the floor area may be not less than 42 square metres, and

- d) no exterior addition to or major exterior alteration of the house is made and its external appearance as a **detached house** is not materially altered.
- (C) On or between the even numbered addresses of 128 - 134 HEATH ST E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 203-80, as amended;
- (D) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 576-79, as amended.
- (E) On 107 ROSE PARK DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 584-86, as amended;
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
- (i) 12 metres if it contains a **detached house**;
- (ii) 18 metres if it contains a **semi-detached house**;
- (iii) 12 metres if it contains a **duplex**; and
- (iv) 24 metres if it contains a **fourplex**.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

## 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 subject to this exception must comply with all the following:

- (A) the minimum **lot frontage** is 9.0 metres or 13.5 metres for **lots** with flankage on **streets** with 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.
- (D) the minimum **side yard setback** is 0.9 metres and 3 metres for **side yards** where the **lot line** flanks a **street**.

#### (2) Exception RD 2

The lands subject to this exception must comply with all the following:

- (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 bylaw.
- (C) The minimum **rear yard setback** is 6.0 metres for the following **lots**:  
Registered plan 8673 Block "E". **Lots** 68, 69,79,98,99,106,107

Registered plan 8673 Block "J". **Lots** 44, 47,49,59,85

Registered plan 8673 Block "F". **Lot** 22; and

the minimum **rear yard setback** is 3.0 metres for the following **lots**:

Registered plan 8673 Block "E". **Lot** 81

Registered plan 8673 Block "J". **Lots** 7, 22.

(D) **Front yard** parking is permitted.

(E) Attached garages may be erected no closer than 0.45 metres to a **side lot line** provided the roof overhang is not closer than 0.3 metres to the side **lot**.

(3) Exception RD 3

A **detached house** on the lands subject to this exception must comply with the following:

(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 Avenue is 7.5 metres; and

(H) the maximum **building** height is 11.0 metres.

(4) Exception RD 4

The lands subject to this exception shall comply with all the following:

(A) The minimum **front yard** is 5.25 metres; and

(B) the minimum **building setback** from the M.T.R.C.A top-of-back line is 10.0 metres.

(5) Exception RD 5

Despite 10.20.40.70 (3), the minimum **side yard setback** is 1.8 metres.

(6) Exception RD 6

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1978-66 and 4123.

(7) Exception RD 7

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 4091.

(8) Exception RD 8

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 9010.

(9) Exception RD 9

The lands subject to this exception must comply with the following:

(A) the maximum **lot coverage**, excluding a garage, is 25%; and

(i) the maximum **lot coverage**, excluding a garage, if the **lot area** is 510 square metres or less is 28%.

(B) the maximum **gross floor area** of a garage attached to a principal **building** is 38 square metres.

(C) the maximum **floor space index** of a **detached house** is 0.30; and

- (i) the maximum **floor space index** of a **detached house**, if the **lot area** is 510 square metres or less, is 0.33.
- (D) the minimum **side yard setback** is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 3.0 metres; and
  - (i) the minimum **side yard setback**, if the **lot frontage** is 15.2 metres or less, is 1.0 metre and the minimum aggregate **side yard setbacks** of both **side yards** is 2.4 metres; and
  - (ii) the minimum **side yard setback** 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.
- (E) the maximum **floor space index** of the principal **building** on the property known as 19 Barker Avenue is 0.33; and
  - (i) the maximum **floor space index** of the principal **building** on the property known as 37 Gibson Avenue is 0.34.

(10) Exception RD 10

The lands subject to this exception must comply with the following:

(A) **Building** Requirements

- (i) the minimum **front yard setback** for **lots** with a **lot depth** of less than 30.0 metres is 3.0 metres;
- (ii) the minimum **front yard setback** for **lots** with a **lot depth** of 30.0 metres or more is 4.5 metres;
- (iii) the minimum **rear yard setback** is 7.5 metres, except for **lots** where the **rear lot lines** abut Martin Grove Road, the minimum **rear yard setback** is 9.0 metres;
- (iv) the minimum **side yard setback** is 0.3 metres on 1 side, provided the minimum aggregate **side yards** setback for both **side yards** is 1.2 metres
- (v) the minimum distance between adjacent principal **buildings** is 1.2 metres;
- (vi) the minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 3.0 metres;
- (vii) **buildings** on **lots** with 1 or more **side yard setbacks** that is less than 0.9 m that abut 1 or more **side yards** or **rear yards** shall maintain or provide 1 or more maintenance easements of 0.9 m abutting the minimum **side yard setback**; and maintenance easements shall not be obstructed
- (viii) **lot** where the **rear lot line** abuts Martin Grove Road, the maximum height of a fence on or within 1.2 m of the **rear lot line** is 1.2 m.
- (ix) maximum **building** height is 10.5 m
- (x) maximum **lot coverage** is 45%

(B) **Ancillary Building** Requirements

- (i) a private garage must be set back a minimum of 4.5 metres from the **front lot line**.

(11) Exception RD 11

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1981-257.

(12) Exception RD 12

The lands subject to this exception must comply with the following:

- (A) the minimum **front yard setback** for 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 Road or Steeles Avenue, 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) **buildings** on **lots** that abut 1 or more **side yards** or **rear yards** shall maintain or provide 1 or more maintenance easements of 0.6 metres abutting the **side yard setback** and maintenance easements shall



- not be required if the **side yard setback** is more than 1.2 metres
- (F) no fence is permitted within any **side yard** that abuts 1 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 the 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** shall 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.

(13) Exception RD 13

The lands subject to this exception must comply with the following:

(A) **Building** Requirements

- (i) the minimum **front yard setback** for is 2.1 metres;
- (ii) the minimum **rear yard setback** is 7.5 metres, except for **lots** where the **rear lot lines** abut Kipling Avenue or Steeles Avenue, the minimum **rear yard setback** is 10.5 metres;
- (iii) the minimum **side yard setback** is 0.6 metres;
- (vi) the minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 2.1 metres;
- (vii) not sure this type of regulation should be brought forward: **buildings** on **lots** that abut 1 or more **side yards** or **rear yards** shall maintain or provide 1 or more maintenance easements of 0.6 m abutting the **side yard setback** and maintenance easements shall not be required if the **side yard setback** is more than 1.2 m
- (viii) not sure if fence regulations will be brought forward: no fence shall be permitted within any **side yard** that abuts 1 or more **side yards** or **rear yards** and no fence shall be permitted to obstruct any maintenance easement within any **rear yard** that abuts a **side yard**;
- (ix) the max height of a fence within the 1.2 of a **rear lot line** is 2.4 m; the max height of a fence in a **front yard** or a **side yard** abutting a **street** is 1.2 m; and no fence or similar **structure** shall obstruct any maintenance easement; and
- (x) the maximum **building** height is 3 storeys.

(B) **Ancillary Building** Requirements

- (i) a private garage or any other **ancillary building** shall be set back a minimum of 4.5 metres from a **street** line.

(14) Exception RD 14

The lands subject to this exception must comply with the following:

- (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**.

(15) Exception RD 15

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1981-51.

(16) Exception RD 16

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto By-law 686-2005.

(17) Exception RD 17

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 10,616.

(18) Exception RD 18

The lands subject to this exception must comply with the following:

- (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 10.20.40.30(1), the maximum **building depth** permitted by that regulation includes the one **storey** extension permitted by 10.20.40.20(2);
- (E) the maximum **gross floor area** on a **lot** is 185 square metres, up to a maximum **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**;
- (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**,
  - (iii) greater than 18.0 metres is 1.2 metres and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **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**;
- (G) a garage with **parking spaces** for 3 or more **vehicles** is permitted only on a **lot** with a **lot frontage** greater than 27.0 metres; and
- (H) on a **lot** with a **lot frontage** of less than 12.0 metres, the maximum combined width of all vehicular entrances through the **front wall** of a principal **building** is 3.0 metres.

(19) Exception RD 19

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1985-158.

(20) Exception RD 20

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 15,166.

(21) Exception RD 21

The lands subject to this exception must comply with the following:

- (A) the maximum height of a **detached house** with a flat roof is 6.5 metres;
- (B) despite 10.20.40.30(1), the maximum **building depth** permitted by that regulation includes the one **storey** extension permitted by 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;
  - (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 and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **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 only on a **lot** with a **lot frontage** greater than 27.0 metres.

(22) Exception RD 22

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-laws 3205 and 1981-209.

(23) Exception RD 23

The lands subject to this exception must comply with the following:

- (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**.

(24) Exception RD 24

The lands subject to this exception must comply with the following:

**Lots** with a **lot frontage** of 13.5 metres or less that are within the lands subject to this exception must comply with the following:

- (A) a **detached house** is not permitted on a **lot** with a **lot frontage** of 9.0 metres or less;
- (B) the minimum **lot area** is 275 square metres;
- (C) the maximum **lot coverage** of a principal **building** is 40%;
- (D) the maximum number of storeys of any **building** is 2; and
- (E) the maximum **floor space index** of a **detached house** is .60, which excludes the **basement** of the **detached house** in the calculation of the maximum **gross floor area**.

(25) Exception RD 25

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-laws 1255, 1256 and 1950.

(26) Exception RD 26

The lands subject to this exception must comply with the following:

- (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**.

(27) Exception RD 27

The lands subject to this exception must comply with the following:

- (A) the minimum **lot depth** is 91.0 metres
- (B) the maximum **building** height of a **building** with a flat roof is 6.5 metres measured to the highest point of the roof;
- (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 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 By-law or 3.0 metres whichever is greater;
- (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;
    - (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**,
  - (iii) greater than 18.0 metres is 1.5 metres and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **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
- (G) a garage with **parking spaces** for 3 or more **vehicles** is permitted only on a **lot** with a **lot frontage** of greater than 27.0 metres.

(28) Exception RD 28

The lands subject to this exception must comply with the following:

- (A) the maximum **building** 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** 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 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 By-law or 3.0 metres whichever is greater;
- (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 1.5 metres and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **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**;
- (E) a garage with **parking spaces** for 3 or more **vehicles** is permitted only 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 Road and on the properties known as 1161 and 1169 Royal York Road is 46 metres.

(29) Exception RD 29

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,358.

(31) Exception RD 31

The lands subject to this exception must comply with the following:

- (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 325 square metres, up to a maximum **floor space index** of 0.33;
- (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.
- (J) a platform, such as a deck or balcony, at or above the second **storey** of a **detached house** is not permitted.

(32) Exception RD 32

The lands subject to this exception must comply with the following:

- (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 465 square metres, up to a maximum **floor space index** of 0.35;
- (D) the minimum **rear yard setback** for a **detached house** is 40% of the **lot depth**, but in no case shall a **rear yard setback** 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.

(33) Exception RD 33

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1993-41.

(34) Exception RD 34

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1993-40.

(35) Exception RD 35

A **detached house** on the lands subject to this exception must comply with the following:

- (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**; 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.

(36) Exception RD 36

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1985-264.

(37) Exception RD 37

The lands subject to this exception must comply with the following:

- (A) the maximum height of a **detached house** with a flat roof is 6.5 metres;
- (B) despite 10.20.40.30(1), the maximum **building depth** permitted by that regulation includes the one **storey** extension permitted by 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** 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** 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**,
- (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 only on a **lot** with a **lot frontage** greater than 27.0 metres.

(38) Exception RD 38

The lands subject to this exception must comply with the following:

- (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**; 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.

(39) Exception RD 39

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1980-140.

(40) Exception RD 40

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-laws 1992-25(P) and 9347.

(41) Exception RD 41

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-laws 1992-23(P) and 9807.

(42) Exception RD 42

A **detached house** on the lands subject to this exception must comply with the following:

- (A) 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**; 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.

(43) Exception RD 43

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1992-23(P) 8884 and 8847.

(44) Exception RD 44

The lands subject to this exception; no **lot** shall be created that would have Meadowbank Road or Warwood Road as the flanking **street** of the **lot**.

(45) Exception RD 45

The lands subject to this exception must comply with the following:

- (A) the minimum **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 465 square metres, up to a maximum **floor space index** of 0.28;
- (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 accordance with Regulation (E) for that side of the **building**, and Regulation (F) shall apply 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 Regulations (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.

(46) Exception RD 46

The lands subject to this exception shall comply with the following:

(A) Principal **Building** Requirements

- (i) the maximum height of a **building** with a flat roof is 6.5 metres, measured to the highest point of the roof;
- (ii) the maximum **building depth** is 32% of the average **lot depth** of the **lot**;
- (iii) the maximum **floor space index** is 0.45;
- (iv) the calculation of the maximum **gross floor area** of a **building** includes:
  - (a) the floor area of an attached or detached private garage, and
  - (b) void areas in the **building**;
  - (v) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in Regulation (iv) above:
    - (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 the **building**;
  - (vi) the minimum **side yard setback** of a **detached house** that is 2 or more storeys on a **lot** with a **lot frontage**:
    - (a) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres;
    - (b) 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**;
    - (c) greater than 18.0 metres is 1.5 metres and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **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**;
  - (vii) for the properties known as 1, 5, 19, 21, 30, 31, 32, 33, 34, 36, 38 and 58 Ridgevalley Crescent, and 1 and 3 Ridgecross Road:
    - (a) the minimum **side yard setback** of a **detached house** that is 2 or more storeys, being Regulation (A)(vi) above, does not apply; and
    - (b) the minimum **rear yard setback** is that which existed on the date of the enactment of this By-law.

(B) **Ancillary Buildings**

- (i) a private garage with **parking spaces** for 3 or more **vehicles** is permitted only on a **lot** with a **lot frontage** of greater than 27.0 metres; except that



- (ii) Regulation (B)(i), above, does not apply to properties known as 30, 32, 34, 36 and 38 Ridgevalley Crescent.

(C) Additional Requirements

- (i) the minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is 46 metres.

(47) Exception RD 47

The lands subject to this exception shall comply with the following:

(A) **Lot** Requirements

- (i) the minimum **lot depth** is 45 metres.

(B) **Building** Requirements

- (i) the minimum **front yard setback** is 9.0 metres; and
- (ii) the minimum **side yard setback** is 1.8 metres.

(48) Exception RD 48

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 4101.

(49) Exception RD 49

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 4259.

(50) Exception RD 50

On the lands subject to this exception a school is permitted.

(51) Exception RD 51

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1984-45 and City of Toronto By-law 608-2005.

(52) Exception RD 52

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1979-322.

(53) Exception RD 53

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1., being former City of Etobicoke by-law 1982-279.

(54) Exception RD 54

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 28932, as amended.

(55) Exception RD 55

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto By-law 736-2005.

(56) Exception RD 56

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, a professional law office shall also be permitted within the dwelling existing on the date of the enactment of this by-law and used by a lawyer as his residence;
- (B) the maximum **interior floor area** devoted to a law office shall be the lesser of 75m<sup>2</sup> or 12% of the **gross floor area** of the **building**;
  - (b) The law office may be only located on the **first floor**; and

- (c) The **building length** must not be more than 27.0 metres.
- (d) minimum **side yard setback** shall be 1.8 metres.

(57) Exception RD 57

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30540.

(58) Exception RD 58

The lands subject to this exception shall comply with all the following:

- (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** is 7.5 metres.

(59) Exception RD 59

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted in the zone, a medical office is also permitted if there is a minimum of 6 **parking space** provided for the use on the **lot**; and
- (B) the minimum **side yard setback** must be 1.8 metres.

(60) Exception RD 60

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** shall be 1.8 metres; and
- (B) in addition to the uses permitted in the zone, a medical office is also permitted if:
  - (i) the **building** existed on the date of the enactment of this bylaw; and
  - (ii) there is a maximum of one physician.

(61) Exception RD 61

The lands subject to this exception shall comply with all the following:

- (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 are; 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** must be 1.8 metres.

(62) Exception RD 62

The lands subject to this exception shall comply with all the following:

- (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 are; and
  - (iii) there is a minimum of 8 **parking space** maintained for the use in the **rear yard**.
- (B) the minimum **side yard setback** must be 1.8 metres.

(63) Exception RD 63

The lands subject to this exception shall comply with all the following:

(A) the minimum **side yard setback** shall be 1.8 metres.

(64) Exception RD 64

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto by-law 714-2003.

(65) Exception RD 65

The lands subject to this exception shall comply with all the following:

(A) in addition to the uses permitted in the zone, office is also permitted if it is not a medical office.

(66) Exception RD 66

The lands subject to this exception shall comply with all the following:

(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**.

(67) Exception RD 67

The lands subject to this exception shall comply with all the following:

(A) minimum **lot frontage** of 11.0 metres;

(B) minimum **lot area** of 450 square metres;

(C) minimum **building setback** from the **front lot line** of 7.5 metres;

(D) minimum **building setback** from the west **lot line** of 1.5 metres;

(E) minimum **building setback** from the east **lot line** of 1.2 metres; and

(F) minimum **building setback** from a **rear lot line** of 9.5 metres.

(68) Exception RD 68

In addition to permitting a single **detached house**, the following uses are permitted related to the adjacent Bathurst Lawn **Cemetery** to the north of the site:

(A) office; permanent residence for caretaker or similar person employed on the **cemetery** ; storage of **cemetery** equipment and **vehicles**; and washroom and shower facility for visitors and employees of the **cemetery**.

(B) No illuminated signs are permitted on the north side or east side of any **building** on the site.

(C) No storage permitted, except within a **building**.

(D) No storage of heavy equipment is permitted in any **building**.

(69) Exception RD 69

The lands subject to this exception shall comply with all the following:

(A) the minimum **front yard setback** shall be 12 metres.

(B) the minimum **side yard setback** shall be 3 metres on each side.

(C) the maximum **lot coverage** is 25%.

(D) the maximum **building** height is 11.5 metres and 3 storeys

- (E) despite any other provision of this By-law, any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the dwelling shall be set back from any **lot line**,
- (a) either the set back from such **lot line** otherwise required by this By-law; or
  - (b) 6 metres., whichever is the greater.

(70) Exception RD 70

The lands subject to this exception shall comply with all the following:

- (A) The minimum **front yard setback** shall be 9 metres.
- (B) The minimum **side yard setback** shall be 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof.
- (C) The minimum **rear yard setback** shall be as per the general RD provisions.
- (D) The maximum **lot coverage** is 30%.
- (E) The maximum **building** height is 11.5 metres and 3 storeys
- (F) Despite any other provision of this By-law, no balcony, sundeck or porch located at or above the second **storey**, or gaining access from the second **storey** of the dwelling, shall exceed 3.8 square metres in area.
- (G) No more than a total of four such separate balconies, sun decks or porches shall be permitted, one each at the front, rear and each side of the **building**.

(71) Exception RD 71

Despite the permitted use of the site for a single detached dwelling, a parking station is permitted on the site, provided:

No parking of **vehicles** is permitted within 2.0 metres of the north, south and west **lot lines** of the site.

The north, south and west **lot line** will be fenced with an opaque fence 1.8 metres in height.

The minimum **side yard setback** shall be 1.8 metres.

(72) Exception RD 72

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%;
- (B) minimum **building setback** from the **front lot line** of 9.0 metres;
- (C) minimum **building setback** from the **side lot line** of 1.8 metres; and
- (D) minimum **building setback** from a **rear lot line** of 7.5 metres.

(73) Exception RD 73

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%;
- (B) minimum **building setback** from the **front lot line** of 9.0 metres;
- (C) minimum **building setback** from the **side lot line** of 1.8 metres on one side and 4.2 metres on the other side; and
- (D) minimum **building setback** from a **rear lot line** of 7.5 metres.

(74) Exception RD 74

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%.

(75) Exception RD 75

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%;
- (B) minimum **building setback** from the **front lot line** of 24.0 metres;
- (C) minimum **building setback** from the **side lot line** of 1.8 metres; and
- (D) minimum **building setback** from a **rear lot line** of 7.5 metres.

(76) Exception RD 76

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%; and
- (B) minimum **building setback** from the **front lot line** of 13.0 metres.

(77) Exception RD 77

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%; and
- (B) minimum **building setback** from the **front lot line** of 18.0 metres.

(78) Exception RD 78

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%;
- (B) minimum **building setback** from the **front lot line** of 19.0 metres;
- (C) minimum **building setback** from the **side lot line** of 1.8 metres; and
- (D) minimum **building setback** from a **rear lot line** of 7.5 metres.

(79) Exception RD 79

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 25%;
- (B) minimum **building setback** from the **front lot line** of 15.0 metres;
- (C) minimum **building setback** from the **side lot line** of 1.8 metres; and
- (D) minimum **building setback** from a **rear lot line** of 7.5 metres.

(80) Exception RD 80

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 30%; and
- (B) minimum **building setback** from the **front lot line** of 20.0 metres.

(81) Exception RD 81

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 30%; and
- (B) minimum **building setback** from the **front lot line** of 18.0 metres.

(82) Exception RD 82

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 30%; and

(B) minimum **building setback** from the **front lot line** of 10.0 metres.

(83) Exception RD 83

The lands subject to this exception shall comply with all the following:

(A) maximum **lot coverage** 30%; and

(B) minimum **building setback** from the **front lot line** of 14.0 metres.

(84) Exception RD 84

The lands subject to this exception shall comply with all the following:

(A) a maximum of one **detached house** may be erected on each **lot**, on Registered Plan 3736

(B) maximum **lot coverage** 30%; and

(C) minimum **building setback** from the **front lot line** of 14.0 metres.

(85) Exception RD 85

The lands subject to this exception shall comply with all the following:

(A) minimum **lot area** 225 square metres;

(B) minimum **building setback** from the **front lot line** of 8.2metres;

(C) minimum **building setback** from the **side lot line** of 0.6 metres;

(D) minimum **building setback** from a **rear lot line** of 7.5 metres;

(E) maximum **building** height of 9.0 metres; and

(F) maximum number of storeys is 3.

(86) Exception RD 86

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) the minimum setback from a **lot line** that abut Bellamy Road is 22.0 metres measured from the original centreline of Bellamy Road;

(D) the minimum setback from a **lot line** that abut Lawrence Avenue is 30.0 metres measured from the original centreline of Lawrence Avenue;

(E) the minimum setback from a **side lot line** is 1.2 metres;

(F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and

(G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(87) Exception RD 87

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) the minimum setback from a **side lot line** is 1.2 metres;

(D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(E) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(88) Exception RD 88

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Bellamy Road is 22.0 metres measured from the original centreline of Bellamy Road;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(89) Exception RD 89

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(90) Exception RD 90

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(91) Exception RD 91

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Lawrence Avenue is 30.0 metres measured from the original centreline of Lawrence Avenue;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(92) Exception RD 92

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (D) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(93) Exception RD 93

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

- (E) the required **parking space** shall be located in the principal **building**.
- (F) the maximum height of a **building** or **structure** is the lesser of 4 storeys or 12.5 metres.

(94) Exception RD 94

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 9.0 metres.

(95) Exception RD 95

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 9.0 metres; and
- (C) the minimum setback from a **lot line** that abut Bellamy Road is 22.0 metres measured from the original centreline of Bellamy Road.

(96) Exception RD 96

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(97) Exception RD 97

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **front lot line** abutting Greenbrea Circuit is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;  
The maximum **lot coverage** is 50%; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(98) Exception RD 98

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Scarborough Golf Club Road is 22.0 metres measured from the original centreline of Scarborough Golf Club Road.
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(99) Exception RD 99

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;



- (C) the minimum setback from a **front lot line** that abuts Markham Road is 30.0 metres measured from the original centreline of Markham Road;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(100) Exception RD 100

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Scarborough Golf Club Road is 22.0 metres measured from the original centreline of the Road;
- (D) the minimum setback from a **front lot line** is 7.5 where (c) does not apply;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(101) Exception RD 101

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Scarborough Golf Club Road or Orton Park Road is 22.0 metres, measured from the original centreline of the road;
- (D) setback from a **lot line** that abuts Markham Road is 30.0 metres, measured from the original centreline of Markham Road;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(102) Exception RD 102

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Scarborough Golf Club Road or Orton Park Road is 22.0 metres, measured from the original centreline of the road;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(103) Exception RD 103

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Scarborough Golf Club Road or Orton Park Road is 22.0 metres, measured from the original centreline of the road;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**.

(104) Exception RD 104

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Orton Park Road is 22.0 metres, measured from the original centreline of the Orton Park Road;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only; and
- (E) the maximum **lot coverage** is 40%.

(105) Exception RD 105

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the required **parking space** shall be located in the principal **building**.
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(106) Exception RD 106

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Orton Park Road is 22.0 metres, measured from the original centreline of the Orton Park Road;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(107) Exception RD 107

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum setback from a **front lot line** that abuts Orton Park Road is 9.0 metres
- (F) the required **parking space** shall be located in the principal **building**.
- (G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(108) Exception RD 108

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**; and

- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(109) Exception RD 109

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Scarborough Golf Club Road is 22.0 metres measured from the original centreline of the Road;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(110) Exception RD 110

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) the required **parking space** shall be located in the principal **building**.

(111) Exception RD 111

The lands subject to this exception must comply with Regulation 955.10.(549).

(112) Exception RD 112

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(113) Exception RD 113

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Bellamy Road is 22.0 metres measured from the original centreline of Bellamy Road;
- (B) the minimum setback from a **front lot line** that abuts Ellesmere Road is 30.0 metres measured from the original centreline of Ellesmere Road;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.

(114) Exception RD 114

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7metres;
- (C) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(115) Exception RD 115

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) an attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(116) Exception RD 116

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) an attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(117) Exception RD 117

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;

- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) an attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(118) Exception RD 118

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(119) Exception RD 119

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) the minimum setback from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(120) Exception RD 120

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) the minimum setback from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(121) Exception RD 121

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(122) Exception RD 122

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Livingstone Road is 10.5 metres measured from the centreline of the road;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(123) Exception RD 123

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Livingstone Road, Guildwood Parkway and Galloway Road is 22 metres measured from the original centreline of the road;
- (D) the minimum setback from a **front lot line** is 7.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(124) Exception RD 124

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **lot line** that abuts Livingstone Road is 22 metres measured from the original centreline of the road;
- (C) the minimum setback from a **front lot line** is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(125) Exception RD 125

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(126) Exception RD 126

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road is 22 metres measured from the original centreline of the road;
- (B) the minimum frontage for a **corner lot** is 15.0 metres;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(127) Exception RD 127

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road is 22 metres measured from the original centreline of the road;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(128) Exception RD 128

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **lot line** that abuts Morningside Avenue is 22 metres measured from the original centreline of the road;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(129) Exception RD 129

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Guildwood Parkway is 22 metres measured from the original centreline of the road;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(130) Exception RD 130

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;



- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Guildwood Parkway is 22 metres measured from the original centreline of the road;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(131) Exception RD 131

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(132) Exception RD 132

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road is 22 metres measured from the original centreline of the road;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(133) Exception RD 133

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House or Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(134) Exception RD 134

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 18.5 metres;
- (B) the minimum setback from a **lot line** that abuts Morningside Avenue is 22 metres measured from the original centreline of the road;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(135) Exception RD 135

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **side lot line** is 1.2 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(136) Exception RD 136

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **lot line** that abuts Galloway Road is 22 metres measured from the original centreline of the road;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(137) Exception RD 137

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is 10.5 metres; and
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(138) Exception RD 138

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum 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 is to be constructed and maintained with each principal **building** and is not subject to setback regulations from any **lot line** or **building**; and
- (E) the maximum **lot coverage** is 40%; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(139) Exception RD 139

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 17.5 metres measured from the centreline of the road allowance;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(140) Exception RD 140

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the required **parking space** shall be located in the principal **building**; and

- (E) an attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(141) Exception RD 141

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, an office that is not a medical office is also permitted if:
- (B) its use existed on the **lot** on September 17, 1997;
- (C) the **building** existed on September 17, 1997, and the **building** is setback from:
  - (i) the east **side lot line** a minimum of 0.9 metres;
  - (ii) the west **side lot line** a minimum of 1.8 metres; and
  - (iii) the **front lot line** a minimum of 3.8 metres.

(142) Exception RD 142

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Birchmount Road is 22.0 metres from the original centreline of Birchmount Road;
- (D) the minimum setback from a **lot line** that abuts Kennedy Road is 24.0 metres from the original centreline of Kennedy Road;
- (E) the minimum setback from a **side lot line** is 0.9 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(143) Exception RD 143

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (A) the minimum 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 Birchmount Road;
  - (ii) 16.0 metres, measured from the original centreline of the **street** in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.

(144) Exception RD 144

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Kennedy Road is 27.0 metres from the original centreline of Kennedy Road;

- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(145) Exception RD 145

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) the required **parking space** shall be located in the principal **building**.

(146) Exception RD 146

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from the **front lot line** is 7.5 metres;
- (D) the minimum setback from a **lot line** that abut Birchmount Road is 22.0 metres from the original centreline of Birchmount Road; and
- (E) the minimum setback from a **side lot line** is 1.2 metres.

(147) Exception RD 147

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Birchmount Road is 22.0 metres from the original centreline of Birchmount Road;
- (B) the minimum setback from a **side lot line** is 0.9 metres

(148) Exception RD 148

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) on the land municipally known as 1563 Birchmount Road or identified as being included in City of Toronto by-law 666-2006, City of Toronto by-law 666-2006 prevails.

(149) Exception RD 149

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) the minimum setback from a **lot line** that abut Ellesmere Road is 27.0 metres from the original centreline of Ellesmere Road.

(150) Exception RD 150

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(151) Exception RD 151

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(152) Exception RD 152

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** abutting a **street** is 3.0 metres;
- (B) the required **parking space** shall be located in the principal **building** and shall be located a minimum of 6.0 metres from the **front lot line**; and
- (C) the maximum **building** height is 11.0 metres.

(153) Exception RD 152

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** abutting a **street** is 3.0 metres;
- (B) the **lot line** abutting the narrowest **street** shall be the **rear lot line**, except on a **corner lot**;
- (C) the minimum **rear yard setback** for a principal **building** on a **lot** containing 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 shall be constructed in the **rear yard** of the **lot** and shall be setback 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 principal **building** by a breezeway shall be a minimum of 6.4 metres from any part of the rear wall of the principal **building**.

(154) Exception RD 154

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut St. Clair Avenue is 22.0 metres from the original centreline of St. Clair Avenue;
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(155) Exception RD 155

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Kingston Road is 24.0 metres from the original centreline of Kingston Road;
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(156) Exception RD 156

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Kennedy Road is 22.0 metres from the original centreline of Kennedy Road;
- (B) the minimum setback from a **side lot line** is 0.45 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(157) Exception RD 157

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Birchmount Road is 22.0 metres from the original centreline of Birchmount Road;
- (B) the minimum setback from a **side lot line** is 0.3 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(158) Exception RD 158

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from the **front lot line** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 0.3 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(159) Exception RD 159

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(160) Exception RD 160

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(161) Exception RD 161

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Kennedy Road is 22.0 metres from the original centreline of Kennedy Road;
- (B) the minimum setback from a **side lot line** is 0.45 metres;



- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) the required **parking space** shall be located in an enclosed **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(162) Exception RD 162

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.45 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) the required **parking space** shall be located in an enclosed **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(163) Exception RD 163

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Kennedy Road is 22.0 metres from the original centreline of Kennedy Road;
- (B) the minimum setback from a **side lot line** is 0.45 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and
- (D) the maximum **lot coverage** is 36%; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(164) Exception RD 164

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.3 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (E) the required **parking space** shall be located in an enclosed **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(165) Exception RD 165

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.3 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) the minimum setback from a **rear lot line** is 3.0 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(166) Exception RD 166

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.45 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(167) Exception RD 167

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Victoria Park Avenue, Pharmacy Avenue is 22 metres from the centreline of that **street**;
- (D) minimum setback from a **side lot line** is 0.9 metres;
- (E) minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(168) Exception RD 168

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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 setback from a **front lot line** that abuts Victoria Park Avenue, Pharmacy Avenue is 22 metres from the centreline of that **street**;
- (E) minimum setback from a **side lot line** is 0.9 metres;
- (F) minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(169) Exception RD 169

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the minimum setback from a **front lot line** that abuts Victoria Park Avenue, Pharmacy Avenue is 22

metres from the centreline of that **street**;

(C) minimum setback from a **side lot line** is 0.9 metres;

(D) minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(170) Exception RD 170

The lands subject to this exception shall comply with all the following:

(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) minimum setback from a **side lot line** is 1.2 metres; and

(D) minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(171) Exception RD 171

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;

(B) minimum setback from a **side lot line** that abuts a **street** is 3.0 metres; and

(C) the maximum **lot coverage** is 45%.

(172) Exception RD 172

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;

(B) minimum 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.

(173) Exception RD 173

The lands subject to this exception shall comply with all the following:

(A) the **main wall** containing the entrance to a **parking space** shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**.

(B) minimum setback from a **side lot line** is 1.2 metres;

(C) minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(D) the required **parking space** shall be located in an enclosed **building**;

(E) the maximum **lot coverage** is 50%;

(F) the maximum **building** height is 10.5 metres;

(G) 100 % of the **front yard** shall be used only for **landscaping** and 75% of the **landscaping** shall be soft;

(H) a minimum of 50% of the **side yard** shall be used only for **soft landscaping**;

(I) a minimum of 100% of the **rear yard** located within 4.5 metres of a **lot line** abutting a **street** shall be used only for **soft landscaping**; and

(J) the minimum **rear yard setback** is 6.0 metres.

(174) Exception RD 174

The lands subject to this exception shall comply with all the following:

(A) the minimum **front yard setback** is 4.5 metres;

(B) the **main wall** containing the entrance to a **parking space** shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;

- (C) the minimum 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** shall be located in an enclosed **building**;
- (E) the maximum **lot coverage** is 50%;
- (F) the maximum **building** height is 10.5 metres;
- (G) a minimum of 35% of the **front yard** shall be used only for **soft landscaping**; and
- (H) the minimum **building setback** from a **rear lot line** is 4.75 metres, measured from the mid point of the rear **main wall**. No part of the rear **main wall** shall be closer than 3.25 metres to the **rear lot line**.

(175) Exception RD 175

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the **main wall** containing the entrance to a **parking space** shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (C) the minimum setback from a **side lot line** abutting a **street** is 3.0 metres on one side and 0.6 metres on the other side;
- (D) the required **parking space** shall be located in an enclosed **building**;
- (E) the maximum **lot coverage** is 50%;
- (F) the maximum **building** height is 10.5 metres;
- (G) a minimum of 35% of the **front yard** shall be used only for **soft landscaping**;
- (H) a minimum of 50% of the **side yard** shall be used only for **soft landscaping**;
- (I) the minimum **rear yard setback** is 6.0 metres; and
- (J) a minimum of 100% of the **rear yard** located within 3.0 metres of a **lot line** abutting a **street** shall be used only for **soft landscaping**.

(176) Exception RD 176

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the **main wall** containing the entrance to a **parking space** shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (C) the minimum 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** shall be located in an enclosed **building**;
- (E) the maximum **lot coverage** is 50%;
- (F) the maximum **building** height is 10.5 metres;
- (G) a minimum of 35% of the **front yard** shall be used only for **soft landscaping**; and
- (H) the minimum **rear yard setback** is 6.0 metres.

(177) Exception RD 177

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** abutting a **street** is 4.5 metres; and
- (D) the maximum **lot coverage** is 33%.

(178) Exception RD 178

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the minimum setback from a **front lot line** that abuts Victoria Park Avenue 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 the northerly and southerly parcels respectively;
- (D) the maximum **lot coverage** is 40%;

(179) Exception RD 179

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Victoria Park Avenue is 22 metres from the centreline of that **street**;
- (B) the **main wall** containing the entrance to a **parking space** shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (C) the minimum 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%.

(180) Exception RD 180

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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%.

(181) Exception RD 181

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 property 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.

(182) Exception RD 182

The lands subject to this exception shall comply with all the following:

- (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 property line running parallel to Don Mills Road.

(183) Exception RD 183

The lands subject to this exception must comply with Regulation 955.10.(521).

(185) Exception RD 185

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, an office is also permitted if:

- (i) it is located in a **building** that existed on September 17, 1997;
- (ii) the minimum **building setback** from the **front lot line** is not less than 7.13 metres;
- (iii) the minimum **side yard setback** is not less than 1.8 metres;
- (iv) the minimum width of the **driveway** is not less than 4.5 metres; and
- (v) despite regulations to the contrary, 100 % of the area located between the front **lot** and the main **front wall** may be hard surfaced.

(186) Exception RD 186

The lands subject to this exception shall comply with all the following:

- (A) each of two of the parcels of land may be used for single detached dwellings 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**;
  - (iii) minimum **building setback** from a **rear lot line** of 3.3 metres.

(187) Exception RD 187

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum **side yard setback** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(188) Exception RD 188

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum **side yard setback** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(189) Exception RD 189

The lands subject to this exception shall comply with all the following:

- (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** shall be located in the principal **building**.

(190) Exception RD 190

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 7.5 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(191) Exception RD 191

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) the minimum setback from a **front lot line** that abuts McCowan Road is 22.0 metres from the centreline on the original road allowance; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(192) Exception RD 192

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(193) Exception RD 193

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 22.0 metres from the centreline on the original road allowance;
- (B) the minimum **side yard setback** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(194) Exception RD 194

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum **side yard setback** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(195) Exception RD 195

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Brimley Road 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 setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(196) Exception RD 196

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley Road or St. Clair Avenue 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and



- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(197) Exception RD 197

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres; and
- (B) the minimum setback from a **side lot line** than abuts a **street** is 2.4 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(198) Exception RD 198

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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; and
- (D) the minimum setback from a **side lot line** than abuts a **street** is 5.7 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(199) Exception RD 199

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the front line is 9.0 metres;
- (B) the minimum **side yard setback** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** than abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(200) Exception RD 200

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **side lot line** than abuts a **street** is 4.5 metres; and
- (E) the elevation of the finished **basement** floor shall be a minimum of 3.6 metres higher than the level of the invert of the creek; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(201) Exception RD 201

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** than abuts a **street** is 5.7 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(202) Exception RD 202

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from the front line is 9.0 metres;
- (D) the minimum **side yard setback** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** than abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(203) Exception RD 203

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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; and
- (D) the minimum setback from a **side lot line** than abuts a **street** is 3.6 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(204) Exception RD 204

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from the front line is 9.0 metres;
- (D) the minimum **side yard setback** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** than abuts a **street** is 3.6 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(205) Exception RD 205

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres; and
- (B) the minimum setback from a **side lot line** than abuts a **street** is 5.7 metres; and
- (C) the elevation of the finished **basement** floor shall be a minimum of 3.6 metres higher than the level of the invert of the creek; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(206) Exception RD 206

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the front line is 9.0 metres;
- (B) the minimum **side yard setback** is 0.9 metres; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(207) Exception RD 207

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres;
- (B) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(208) Exception RD 208

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres;
- (B) the required **parking space** shall be located in the principal **building**;
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) a below grade parking **structure** is permitted in any yard if it is setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(209) Exception RD 209

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the front line is 9.0 metres;
- (B) the minimum **side yard setback** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** than abuts a **street** is 3.6 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(210) Exception RD 210

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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** shall be located in the principal **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(211) Exception RD 211

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres on one side only;
- (B) the maximum **lot coverage** is 40%; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(212) Exception RD 212

The lands subject to this exception shall comply with all the following:

- (A) Minimum **building setback** from a **lot line** abutting:
  - (i) Pine Ridge Drive is 12 metres; and
  - (ii) Meadowcliffe Drive is 6 metres;
- (B) the minimum **side yard setback** is 0.9 metres;
- (C) the minimum setback from a **side lot line** than abuts a **street** is 5.7 metres; and
- (D) the maximum number of storeys permitted excluding the **basement** is 2; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(213) Exception RD 213

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted in the zone the lands may be used for the parking of **vehicles** together with commercial site west of this **lot**.

(214) Exception RD 214

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 30553.

(215) Exception RD 215

The lands subject to this exception shall comply with all the following:

- (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 for a one **storey building** and 1.8 metres all other storeys;

(216) Exception RD 216

The lands subject to this exception shall comply with all the following:

- (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**;
- (i) the maximum **gross floor area** of the **building** is not more than 40 square metres;
- (ii) 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;
- (iii) there must be no employees unless they are residents of the **building**.

(217) Exception RD 217

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, a **nursing home** is also permitted.

(218) Exception RD 218

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for a parking **lot** if:
  - (i) it is for **vehicles** from 6191 Yonge street;
  - (ii) no vehicular access is to or from Otonabee Avenue is permitted for the parking area;
  - (iii) the minimum width of a two-way parking aisle is 6metres;
  - (iv) the minimum width of angled **parking spaces** 5.5metres; and
  - (v) the minimum width of two-way **driveway** 5.8metres.

(219) Exception RD 219

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for a parking **lot**.

(220) Exception RD 220

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for a parking **lot**.

(221) Exception RD 221

The lands subject to this exception shall comply with all the following:

- (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.

(222) Exception RD 222

The lands subject to this exception shall comply with all the following:

- (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; and
  - (iii) the minimum **side yard setback** is 1.8 metres;
  - (iv) the is not on-site incineration of garbage and refuse.

(223) Exception RD 223

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-laws 29541 and 30460.

(224) Exception RD 224

The lands subject to this exception must comply with the following:

- (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.

(225) Exception RD 225

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from Brimley Road is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (C) the minimum setback from a **rear lot line** is 4.5 metres;
- (D) the maximum **lot coverage** is 40%; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(226) Exception RD 226

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (B) the maximum **lot coverage** is 40%; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(227) Exception RD 227

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres on one side only;
- (B) the maximum **lot coverage** is 40%; and
- (C) the required **parking space** shall be located in the principal **building**.
- (D) the minimum setback from a **lot line** that abuts Comrie Terrace is 6.0 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(229) Exception RD 229

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.6 from a **side lot line** that does not abut a **street**.

(230) Exception RD 230

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Birchmount Road or Danforth Road is 22.0 metres from the centreline on the original road allowance;
- (D) the minimum **side yard setback** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(231) Exception RD 231

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts St. Clair Avenue 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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(232) Exception RD 232

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Birchmount Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(233) Exception RD 233

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.45 metres; and
- (B) the maximum **lot coverage** is 40%.

(234) Exception RD 234

The lands subject to this exception shall comply with all the following:



- (A) the minimum setback from a **front lot line** that abuts Midland Avenue, 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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(235) Exception RD 235

The lands subject to this exception shall comply with all the following:

- (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 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(236) Exception RD 236

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley 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 setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) an attached or detach garage shall be setback 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

(237) Exception RD 237

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley Road 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 setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detach garage shall be setback 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

(238) Exception RD 238

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley Road 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 setback from a **side lot line** that abuts a **street** is 3.6 metres.
- (F) an attached or detach garage shall be setback 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.

(239) Exception RD 239

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 3.6 metres.

(240) Exception RD 240

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(241) Exception RD 241

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(242) Exception RD 242

The lands subject to this exception shall comply with all the following:

- (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 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 setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(243) Exception RD 243

The lands subject to this exception shall comply with all the following:

- (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** shall be 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) the elevation of any floor below **established grade** shall be a minimum of 3.6 metres above elevation of Highland Creek.
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(244) Exception RD 244

The lands subject to this exception shall comply with all the following:

- (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 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 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(245) Exception RD 245

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;

(246) Exception RD 246

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(247) Exception RD 247

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Brimley 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 setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the elevation of any floor below **established grade** shall be a minimum of 3.6 metres above elevation of Highland Creek.

(248) Exception RD 248

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Ellesmere Road, 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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(249) Exception RD 249

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Brimley Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(250) Exception RD 250

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(251) Exception RD 251

The lands subject to this exception shall comply with all the following:

- (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 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; and

(E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(252) Exception RD 252

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.45 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(253) Exception RD 253

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(254) Exception RD 254

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(255) Exception RD 255

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the minimum **front yard setback** is 20.5 metres from the original centreline of the **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(256) Exception RD 256

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(257) Exception RD 257

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the minimum setback from the original centreline of Kingston Road is 30.0 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(258) Exception RD 258

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) maximum 2 storeys excluding **basement**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(259) Exception RD 259

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the minimum setback from the original centreline of Kingston Road is 22.0 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(260) Exception RD 260

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** is 40%;
- (B) minimum **rear yard setback** is 6.0 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum **side yard setback** is 1.2 metres; and
- (E) the minimum **side yard setback** for a garage is 0.3 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(261) Exception RD 261

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** is 40%;
- (B) 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 setback from a **side lot line** that abuts a **street** is 3.0 metres; and
- (D) the maximum **lot coverage** is 50%; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(262) Exception RD 262

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) the minimum setback from the original centreline of Danforth Avenue is 22.0 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(263) Exception RD 263

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.0 metres on one side only;
- (B) the maximum **lot coverage** is 50%; and
- (C) an attached or detach garage shall be setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(264) Exception RD 264

The lands subject to this exception shall comply with all the following:

- (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%; and
- (E) an attached or detach garage shall be setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(265) Exception RD 265

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.



(266) Exception RD 266

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Brimley Road is 22.0 metres measured from the original centreline of Brimley Road;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(267) Exception RD 267

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(268) Exception RD 268

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres on one side only;
- (D) the maximum **lot coverage** is 50%;
- (E) the minimum setback from a **front lot line** is 3.0 metres; and
- (F) the **main wall** containing an entrance to the **parking space** and which also faces a **street**, shall be setback a minimum of 6.0 metres from the **lot line** that abuts the **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(269) Exception RD 269

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) the minimum setback from a **front lot line** that abuts Midland Avenue is 22.0 metres measured from the original centreline of Midland Avenue;
- (E) all lands located with 3.0 metres of a **lot line** abutting Highway 401 shall be used for **soft landscaping** purposes only; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut

- a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(270) Exception RD 270

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(271) Exception RD 271

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(272) Exception RD 272

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the minimum setback from a **front lot line** that abuts Midland Avenue is 22.0 metres measured from the original centreline of Midland Avenue; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(273) Exception RD 273

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(274) Exception RD 274

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Midland Avenue is 22.0 metres measured from the original centreline of Midland Avenue;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(275) Exception RD 275

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5metres;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

- (G) the minimum setback from a **front lot line** that abuts Midland Avenue is 22.0 metres measured from the original centreline of Midland Avenue; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(276) Exception RD 276

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(277) Exception RD 277

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the minimum setback from a **front lot line** that abuts Midland Avenue is 22.0 metres measured from the original centreline of Midland Avenue; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(278) Exception RD 278

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(279) Exception RD 279

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(280) Exception RD 280

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (E) the minimum setback from a **front lot line** that abuts Midland Avenue is 22.0 metres measured from the original centreline of Midland Avenue; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(281) Exception RD 281

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(282) Exception RD 282

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(283) Exception RD 283

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(284) Exception RD 284

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres on one side only;
- (D) the maximum **lot coverage** is 50%;
- (E) the minimum 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 principal **building**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(285) Exception RD 285

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(286) Exception RD 286

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(287) Exception RD 287

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(288) Exception RD 288

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(289) Exception RD 289

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.
- (E) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 7.5 metres.

(290) Exception RD 290

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.
- (E) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**.

(291) Exception RD 291

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(292) Exception RD 292

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(293) Exception RD 293

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(294) Exception RD 294

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(295) Exception RD 295

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(296) Exception RD 296

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.



(297) Exception RD 297

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Warden Avenue or Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(298) Exception RD 298

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(299) Exception RD 299

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(301) Exception RD 301

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **front lot line** that abuts:
  - (i) Pharmacy Avenue is 22.0 metres measured from the original centreline of the **street**;
  - (ii) Victoria Park Avenue or Warden Avenue is 25.0 metres measured from the original centreline of the **street**; and
  - (iii) Ellesmere Road is 30 metres measured from the original centreline of the **street**; and
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(302) Exception RD 302

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **front lot line** that abuts Ellesmere Road is 30 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(303) Exception RD 303

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **front lot line** that abuts Ellesmere Road is 30 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **front lot line** that abuts Pharmacy avenue Road is 9.0 metres
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(304) Exception RD 304

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(305) Exception RD 305

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(306) Exception RD 306

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) the minimum setback from a **side lot line** that abuts Ellesmere Road is 7.0 metres.

(307) Exception RD 307

The lands subject to this exception shall comply with all the following:

- (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** containing access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, shall 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** containing a garage door;

- (B) the minimum 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%.

(308) Exception RD 308

On these lands the following by-law prevails, being former City of North York by-law 30102.

(309) Exception RD 309

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Birchmount Road is:
  - (i) 9.0 metres for a **front lot line**;
  - (ii) 5.7 metres for a **side lot line**; and
- (D) the minimum setback from a **lot line** that abut Kennedy Road is 24.0 metres, measured from the original centreline of Kennedy Road;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek; and
- (H) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(310) Exception RD 310

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(311) Exception RD 311

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(312) Exception RD 312

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is:
  - (i) 9.0 metres for a **front lot line**;

- (ii) 5.7 metres for a **side lot line**; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(313) Exception RD 313

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is:
  - (i) 9.0 metres for a **front lot line**;
  - (ii) 5.7 metres for a **side lot line**; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(314) Exception RD 314

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(315) Exception RD 315

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(316) Exception RD 316

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Victoria Park Avenue, Warden Avenue or Sheppard Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **front lot line** that abuts Pharmacy Avenue is 9.0 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(317) Exception RD 317

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Victoria Park Avenue, Warden Avenue or Sheppard Avenue is 30.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **front lot line** that abuts Pharmacy Avenue is 9.0 metres;
- (E) the minimum setback from a **side lot line** is 0.9 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(318) Exception RD 318

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(319) Exception RD 319

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 principal **building** containing the access to the required **parking space** shall be setback a minimum of 5.7 metres from a **front lot line** or **side lot line**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (G) the maximum **lot coverage** is 40%.

(320) Exception RD 320

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** shall be:
  - (i) 5.7 metres for the part of **main wall** of the principal **building** containing the access to the required **parking space**; and
  - (ii) 3.0 metres from all other parts of the front **main wall**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (F) the minimum **rear yard setback** is 6.0 metres;
- (G) the maximum **lot coverage** is 40%.

(321) Exception RD 321

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 9.0 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(322) Exception RD 322

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Warden Avenue is 36.0 metres, measured from the original centreline of the **street**; and
- (B) the minimum setback from a **side lot line** is 0.9 metres.

(323) Exception RD 323

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Huntingwood Drive is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(324) Exception RD 324

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 principal **building** containing the access to the required **parking space** shall be setback a minimum of 5.7 metres from a **front lot line** or **side lot line** that abuts a **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (G) the maximum **lot coverage** is 40%.

(325) Exception RD 325

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Huntingwood Drive is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and

- (F) the minimum setback from a **front lot line** that abuts Victoria Park Avenue, Warden Avenue or Sheppard Avenue is 27.0 metres, measured from the original centreline of the **street**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(326) Exception RD 326

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the minimum setback from a **front lot line** that abuts Victoria Park Avenue, Warden Avenue or Sheppard Avenue is 27.0 metres, measured from the original centreline of the **street**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(327) Exception RD 327

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Huntingwood Drive is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the minimum setback from a **side lot line** that abuts a Pharmacy Avenue is 22.0 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(328) Exception RD 328

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Bellamy Road or Invergordon Avenue is 19.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(329) Exception RD 329

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a front line is 3.0 metres;
- (D) the part of **main wall** of the principal **building** containing the access to the required **parking space** shall be setback a minimum of 5.7 metres from a **front lot line**;
- (E) the minimum setback from a **side lot line** is 0.6 metres;
- (F) the minimum 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** shall be located in the principal **building**; and
- (I) the maximum height of a **building** shall be the lesser of 2 storeys or 9.0 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(330) Exception RD 330

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a front line is 3.0 metres;
- (D) the part of **main wall** of the principal **building** containing the access to the required **parking space** shall be setback a minimum of 5.7 metres from a **front lot line**;
- (E) the minimum setback from a **side lot line** is 0.6 metres;
- (F) the minimum 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** shall be located in the principal **building**; and
- (I) the maximum height of a **building** shall be the lesser of 3 storeys or 10.7 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(331) Exception RD 331

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a front line is 3.0 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the part of **main wall** of the principal **building** containing the access to the required **parking space** shall be setback a minimum of 6.0 metres from a **front lot line**;
- (F) the maximum **lot coverage** is 50%;
- (G) the minimum setback from a **rear lot line** is 6.0 metres; and



- (H) the minimum setback from a **rear lot line** that abuts Sheppard Avenue is 3.0 metres; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(332) Exception RD 332

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **side lot line** is 0.9 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(333) Exception RD 333

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the north **side lot line** is 0.45 metres; and
- (B) the minimum setback from the south **side lot line** is 1.2 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(334) Exception RD 334

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the maximum **lot coverage** is 40%;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum height of a **building** shall be the lesser of 3 storeys or 10.7 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(335) Exception RD 335

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(336) Exception RD 336

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a front line is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **side lot line** abuts Bellamy Road or Invergordon Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(337) Exception RD 337

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a front line is 4.5 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **side lot line** abuts Bellamy Road or Invergordon Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(338) Exception RD 338

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 35%;
- (B) for Parcels 1 and 2 only the following applies;
  - (i) the minimum **rear yard setback** is 13.0 metres for the first **storey** and 15.0metres for the second **storey**; and
- (C) for Parcel 3 only :
  - (i) the minimum **rear yard setback** 13.5 metres for the first **storey** and 15.5 metres for the second **storey**.

(339) Exception RD 339

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Midland Avenue is 22 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(340) Exception RD 340

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(341) Exception RD 341

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**;  
the minimum setback from a **side lot line** is that which existed on the day of the enactment of this By-law;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) a garage or carport is not to exceed a length of 7.5 metres.

(342) Exception RD 342

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) the elevation of the **basement** floor shall be a minimum of 3.6 metre higher then the elevation of the invert of Massey Creek.

(343) Exception RD 343

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the elevation of the **basement** floor shall be a minimum of 3.6 metre higher than the elevation of the invert of Massey Creek.

(344) Exception RD 344

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(345) Exception RD 345

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(346) Exception RD 346

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) despite regulations to the contrary, there shall be no encroachments into the required **side yard**;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **lot coverage** is 40%.

(347) Exception RD 347

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, an office is permitted if:
  - (i) the **building** existed on September 17, 1997;
  - (ii) the minimum **front yard setback** is 1.6 metres; and
  - (iii) the minimum **side yard setback** is:
    - (a) 1.3metres from the west **side lot line**;
    - (b) 6.4metres from the east **side lot line**;
  - (iv) the minimum **rear yard setback** is 20.8 metres
  - (v) the minimum width of two-way **driveway** 5.0metres.
  - (vi) 100% of the **front yard** located between the **front lot line** and the main from wall of the **building** may be hard surfaced.

(348) Exception RD 348

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.5 metres;
- (C) despite regulations to the contrary, there shall be no encroachments into the required **side yard**;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **rear lot line** is 5.0 metres;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**.

(349) Exception RD 349

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **front lot line** that abuts Warden Avenue, Pharmacy Avenue, Victoria Park Avenue or Danforth Road is 19.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 0.3 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and
- (E) the maximum **lot coverage** is 50%.

(350) Exception RD 350

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **front lot line** that abuts Warden Avenue, Pharmacy Avenue, Victoria Park Avenue or Danforth Road is 19.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 0.3 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres.

(351) Exception RD 351

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Warden Avenue, Pharmacy Avenue, Victoria Park Avenue or Danforth Road is 19.0 metres, measured from the original centreline of the **street**; and
- (D) the minimum setback from a **side lot line** is 0.3 metres.

(352) Exception RD 352

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Warden Avenue, Pharmacy Avenue, Victoria Park Avenue or Danforth Road is 19.0 metres,
- (B) the minimum setback from a **side lot line** is 0.3 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and
- (D) the maximum **lot coverage** is 50%.

(353) Exception RD 353

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **front lot line** is 4.5 metres;

- (B) the minimum setback from a **front lot line** that abuts Warden Avenue, Pharmacy Avenue, Victoria Park Avenue or Danforth Road is 19.0 metres,
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.

(354) Exception RD 354

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.

(355) Exception RD 355

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres.

(356) Exception RD 356

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum setback from a **lot line** that abuts
  - (i) Military Trail is 7.5 metres;
  - (ii) Highcastle Road is 6.0 metres; and
- (F) the required **parking space** shall be located in the principal **building**.

(357) Exception RD 357

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) the required **parking space** shall be located in the principal **building**.
- (G) the maximum **lot coverage** is 50%.

(358) Exception RD 358

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) the minimum setback from a **lot line** that abuts Highway 401 is 8.0 metres;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **lot coverage** is 50%.

(359) Exception RD 359

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) the maximum **lot coverage** is 50%.

(360) Exception RD 360

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 3.0 metres;
- (B) the minimum 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 shall be no encroachments into the required **side yard**;
- (D) the minimum setback from a **rear lot line** is 1.0 metres; and
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) the maximum **lot coverage** is 50%.

(361) Exception RD 361

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 3.0 metres;
- (B) the minimum 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 shall be no encroachments into the required **side yard**;
- (D) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) the maximum **lot coverage** is 50%.

(362) Exception RD 362

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 3.0 metres;
- (B) the minimum 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 shall be no encroachments into the required **side yard**;
- (D) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) the maximum **lot coverage** is 50%.

(363) Exception RD 363

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Morningside Avenue or Ellesmere Road is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(364) Exception RD 364

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 5.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.3 metres on the other side;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) the required **parking space** shall be located in the principal **building**.
- (G) the maximum **lot coverage** is 46%.

(365) Exception RD 365

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.3 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**.

(366) Exception RD 366

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(367) Exception RD 367

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road,



Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**;  
and

- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(368) Exception RD 368

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**;  
and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(369) Exception RD 369

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**;  
and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(370) Exception RD 370

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(371) Exception RD 371

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(372) Exception RD 372

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **side lot line** is 1.2 metres; and

(E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(373) Exception RD 373

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (Cathie minimum setback from a **side lot line** is 0.9 metres; and
- (D) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of the Creek.

(374) Exception RD 374

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (Dither minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**; and
- (F) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of the Creek.

(375) Exception RD 375

The lands subject to this exception shall comply with all the following:

- (A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (Bathe minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**.

(376) Exception RD 376

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (Cathie minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the required **parking space** shall be located in the principal **building**;

(377) Exception RD 377

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (Cathie minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) the required **parking space** shall be located in the principal **building**; and

(F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(378) Exception RD 378

The lands subject to this exception shall comply with all the following:

(A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;

(B) the minimum setback from a **side lot line** is 1.2 metres;

(C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;

(D) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**; and

(E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(379) Exception RD 379

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) the minimum setback from a **front lot line** is 7.5 metres;

(D) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**;

(E) the minimum setback from a **side lot line** is 1.2 metres;

(F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;

(G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(380) Exception RD 380

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **side lot line** is 1.2 metres;

(B) the minimum 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** shall be located in the principal **building**.

(381) Exception RD 381

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) the minimum setback from a **side lot line** is 1.2 metres; and

(D) the required **parking space** shall be located in the principal **building**.

(382) Exception RD 382

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) the minimum setback from a **side lot line** is 1.2 metres;

- (D) the minimum setback from a **front lot line** that abuts Bellamy Road is 7.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(383) Exception RD 383

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (G) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (H) the maximum **lot coverage** is 50%.

(384) Exception RD 384

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum 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** shall be located in the principal **building**.

(385) Exception RD 385

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.3 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) the minimum setback from a **front lot line** is 5.0 metres.

(386) Exception RD 386

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(387) Exception RD 387

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) the required **parking space** shall be located in the principal **building**; and

(D) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**.

(388) Exception RD 388

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (D) the minimum setback from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**.

(389) Exception RD 389

The only uses permitted are single **detached houses** and **ancillary** uses.

(A) The provisions for **Lot 1** (20 Ballyconnor Ct) are:

- (i) the minimum **lot width** is 17.2 metres;
- (ii) the maximum length of dwelling is 18.3 metres; and
- (iii) the minimum east **side yard setback** is 1.22 metres and the west side is 1.83 metres.

(B) The provisions for **Lot 8** (34 Ballyconnor Ct) are:

- (i) the minimum **lot width** is 16.55 metres;
- (ii) the minimum **lot frontage** is 15.67 metres;
- (iii) the maximum length of dwelling 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 is 1.22 metres.

(C) the provision for both **Lots 1** and **8**:

- (i) the minimum **rear yard setback** for all **structures** above and below grade, including swimming pools is 10.0 metres.

(390) Exception RD 390

The lands subject to this exception shall comply with all the following:

- (A) a maximum **building length** 19.8 metres;
- (B) a minimum **building setback** from the **side lot line** of 1.22 metres; and
- (C) a minimum **building setback** from a **rear lot line** of 10.0 metres for all **buildings** and **structures** including swimming pools.

(391) Exception RD 391

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres; and
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(392) Exception RD 392

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) the minimum setback from a **front lot line** that abuts Kingston Road, Eglinton Avenue or Markham Road is 36.0 metres, measured from the original centreline of the **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(393) Exception RD 393

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(394) Exception RD 394

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(395) Exception RD 395

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) the minimum setback from a **front lot line** that abuts Kingston Road, Eglinton Avenue or Markham Road is 36.0 metres, measured from the original centreline of the **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(396) Exception RD 396

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road or Mason Road is 22.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(397) Exception RD 397

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **front lot line** that abuts Mason Road is 9.0 metres;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(398) Exception RD 398

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Mason Road is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(399) Exception RD 399

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road or Mason Road is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(400) Exception RD 400

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** abutting a **street** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(401) Exception RD 401

The lands subject to this exception shall comply with all the following:



- (A) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road or Mason Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(402) Exception RD 402

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** abutting a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(403) Exception RD 403

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Kingston Road is 15.0 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) the minimum setback from a **rear lot line** is 1.8 metres; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(404) Exception RD 404

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Bellamy Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House or Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(405) Exception RD 405

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **side lot line** is 1.2 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(406) Exception RD 406

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(407) Exception RD 407

The lands subject to this exception shall comply with all the following:

- (A) the minimum frontage for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **front lot line** that abuts Kingston Road, Eglinton Avenue or Markham Road is 36.0 metres, measured from the original centreline of the **street**.
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(408) Exception RD 408

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road or Mason Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(409) Exception RD 409

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) there shall be no encroachment into the **side yard**;
- (F) the maximum **lot coverage** is 50%; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(410) Exception RD 410

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 2.1 metres where **front lot line** abuts the Kingston Road Service Road; and
  - (ii) 3.0 metres for all other **front lot lines**; and
- (B) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 5.7 metres from a **lot line** abutting a **street**;
- (C) the minimum setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 1.2 metres;
- (E) the minimum setback from a **rear lot line** is 6.9 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **lot coverage** is 47%; and

- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(411) Exception RD 411

The lands subject to this exception shall comply with all the following:

- (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;
  - (iii) 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**; and
  - (iv) the minimum **side yard setback** is 7.5 metres; and
  - (v) a minimum of 5 **parking spaces** are located in the **front yard**.

(412) Exception RD 412

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 50%;
- (B) the minimum **building setback** from the **front lot line** of 3.0 metres;
- (C) the minimum **building setback** from the **side lot line** of 0.6 metres; and
- (D) the maximum **building** height is 3 storeys.

(413) Exception RD 413

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for a parking **lot** to service 4691 and 4695 Yonge Street only.

(414) Exception RD 414

In addition to the uses permitted in the RD zone, a **nursing home** is also permitted on the lands.

(415) Exception RD 415

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Ellesmere Road, Lawrence Avenue and Markham Road is 30.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;

(416) Exception RD 416

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7metres;

(417) Exception RD 417

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**.
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(418) Exception RD 418

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(419) Exception RD 419

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7metres;

(420) Exception RD 420

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the required **parking space** shall be located in the principal **building**.
- (E) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(421) Exception RD 421

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;

(422) Exception RD 422

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) the maximum **lot coverage** is 40%.
- (E) the required **parking space** shall be located in the principal **building**.

(423) Exception RD 423

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Ellesmere Road, Lawrence Avenue and Markham Road is 30.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of the watercourse.

(424) Exception RD 424

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **front lot line** that abuts Ellesmere Road, Lawrence Avenue and Markham Road is 30.0 metres measured from the original centreline of the **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(425) Exception RD 425

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Ellesmere Road, Lawrence Avenue and Markham Road is 30.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(426) Exception RD 426

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(427) Exception RD 427

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **front lot line** that abuts Ellesmere Road, Lawrence Avenue and Markham Road is 30.0 metres measured from the original centreline of the **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(428) Exception RD 428

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(429) Exception RD 429

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(430) Exception RD 430

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;

- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of the watercourse; and
- (E) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(431) Exception RD 431

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(432) Exception RD 432

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the required **parking space** shall be located in the principal **building**.
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(433) Exception RD 433

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road or McCowan Road is 22.0 metres measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(434) Exception RD 434

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(435) Exception RD 435

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for a **nursing home** if:
  - (i) it is a maximum of one **storey building**;
  - (ii) there is a minimum of 52 **parking spaces** on the **lot**.

(436) Exception RD 436



The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 50%; and
- (B) the length of dwelling provision in former City of North York By-law 7625 does not apply.

(437) Exception RD 437

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(438) Exception RD 438

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(439) Exception RD 439

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Bennett Road is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(440) Exception RD 440

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(441) Exception RD 441

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(442) Exception RD 442

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(443) Exception RD 443

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road 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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(444) Exception RD 444

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(445) Exception RD 445

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;  
The minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side metres and nothing shall encroach into that setback area;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(446) Exception RD 446

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is 12.0 metres; and
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(447) Exception RD 447

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 17.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(448) Exception RD 448

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Kingston Road is 30.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(449) Exception RD 449

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the 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 setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(450) Exception RD 450

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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 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** shall be located in the principal **building**; and
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(451) Exception RD 451

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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 setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(452) Exception RD 452

The lands subject to this exception shall comply with all the following:

- (A) the only uses permitted are:
  - (i) one **detached house** having a maximum **gross floor area** of 175 square metres; and
  - (ii) one Educational Use having a maximum **gross floor area** of 1,400 square metres; and
  - (iii) one **day nursery**; and
- (B) the minimum setback from a **side lot line** is 3.0 metres;
- (C) the minimum setback from a **rear lot line** is 10.0 metres; and
- (D) the maximum height of a **building** or **structure** is 10.0 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(453) Exception RD 453

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Kingston Road is 30.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(454) Exception RD 454

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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 setback from a **side lot line** that does not abut a **street** is 1.0 metres and nothing shall encroach into that setback area;
- (E) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(455) Exception RD 455

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (B) the maximum **lot coverage** is 50%; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(456) Exception RD 456

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to one-half the height of the **building**;
- (B) the maximum **lot coverage** is 50%; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(457) Exception RD 457

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (B) the minimum setback from a **rear lot line** is 6.0 metres;
- (C) the maximum **lot coverage** is 50%;
- (D) the required **parking space** shall be located in a **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(458) Exception RD 458

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (B) the required **parking space** shall be located in a **building**; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(459) Exception RD 459

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Lawrence Avenue 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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(460) Exception RD 460

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(461) Exception RD 461

The lands subject to this exception shall comply with all the following:



- (A) the minimum setback from a **lot line** that abut Lawrence Avenue 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 setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(462) Exception RD 462

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Bennett Road 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 setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(463) Exception RD 463

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(464) Exception RD 464

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the

**street;**

- (B) the minimum setback from a **lot line** that abut Lawrence Avenue 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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(465) Exception RD 465

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(466) Exception RD 466

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(467) Exception RD 467

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(468) Exception RD 468

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** 1.2 metres; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(469) Exception RD 469

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Lawrence Avenue 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 setback from a **side lot line** 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(470) Exception RD 470

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 0.9 metres; and
- (B) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(471) Exception RD 471

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Lawrence Avenue 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 setback from a **side lot line** 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(472) Exception RD 472

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(473) Exception RD 473

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Lawrence Avenue is 12.0 metres; and
  - (ii) Manse Road, Homestead Road or Coronation drive is 6.0 metres; and

- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(474) Exception RD 474

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 1.0 metres on one side and 0.5 metres on the other side; and
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(475) Exception RD 475

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 0.45 metres; and
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(476) Exception RD 476

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts:
  - (i) Lawrence Avenue is 12.0 metres; and
  - (ii) Manse Road, Homestead Road or Coronation drive is 6.0 metres; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(477) Exception RD 477

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(478) Exception RD 478

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(479) Exception RD 479

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(480) Exception RD 480

The lands subject to this exception shall comply with all the following:

- (A) on a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 2.4 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(481) Exception RD 481

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(482) Exception RD 482

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road 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 setback from a **side lot line** is 1.2 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(483) Exception RD 483

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**.
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(484) Exception RD 484

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the required **parking space** shall be located in the principal **building**.
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(485) Exception RD 485

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum 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** shall be located in the principal **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(486) Exception RD 486

The lands subject to this exception shall comply with all the following:



- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the minimum setback from a **rear lot line** is 6.0 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **front lot line**, the entrance shall be setback a minimum of 6.0 metres from the **front lot line**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(487) Exception RD 487

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(488) Exception RD 488

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(489) Exception RD 489

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(490) Exception RD 490

The lands subject to this exception shall comply with all the following:

- (A) on a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(491) Exception RD 491

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Lawrence Avenue is 30.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(492) Exception RD 492

The lands subject to this exception shall comply with all the following:

- (A) on a **corner lot** the minimum **lot frontage** is 17.0 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.2 metres; and
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the required **parking space** shall be located in the principal **building** for and **lot** fronting on Rodda Boulevard; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(493) Exception RD 493

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(494) Exception RD 494

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(495) Exception RD 495

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(496) Exception RD 496

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abut Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(497) Exception RD 497

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Kingston Road is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(498) Exception RD 498

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) where a **front lot line** abuts Kingston road the minimum setback from the front line shall be the greater of:
  - (i) 6.0 metres; or
  - (ii) 33 metres from the centreline of Kingston Road;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(499) Exception RD 499

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum 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** shall be located in the principal **building**; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(500) Exception RD 500

The lands subject to this exception shall comply with all the following:

- (A) the length of **building** regulations do not apply to these lands.

(501) Exception RD 501

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 25%;
- (B) the minimum **building setback** from the **front lot line** is 7.5 metres; and
- (C) the minimum **building setback** from the **side lot line** is 1.2 metres.

(502) Exception RD 502

The lands subject to this exception shall comply with all the following:

- (A) maximum **lot coverage** 30%;
- (B) minimum **building setback** from the **front lot line** is 9.0 metres;
- (C) minimum **building setback** from the **side lot line** is:
  - (i) 9.0 metres from the east **side lot line** for **Lot 8**; and
  - (ii) 9.0 metres from the west **side lot line** for **Lot 7**; and
- (D) all **building** must be located a minimum of 10.0 metres from the top-of-bank line identified by the T.R.C.A.

(503) Exception RD 503

The lands subject to this exception shall comply with all the following:

- (A) the following **lot** municipally known in 2010 as 168, 184, 186, 170, 172, 182, 174, 176 178 and 180 Lord Seaton Road are not eligible for the **front yard** averaging in regulation 10.5.40.70 (1) and must instead have the following **front yard setbacks**

- (i) 10 metres for 168,184,186 Lord Seaton Road;
- (ii) 13.0 metres for 170,172,182 Lord Seaton Road; and
- (iii) 14.0 metres for 174,176,178,180 Lord Seaton Road.; and

(B) the minimum **side yard setback** is 1.8 metres.

(504) Exception RD 504

The lands subject to this exception shall comply with all the following:

- (B) the minimum **building setback** from the **front lot line** is 15.0 metres;
- (C) the minimum **building setback** from the **side lot line** is 1.8 metres.

(505) Exception RD 505

The lands subject to this exception shall collectively comply with all the following:

- (A) a maximum of 11 **detached houses** are permitted;
- (B) the minimum **front yard setback** is 9.0 metres;
- (C) the minimum **lot coverage** is 30%; and
- (D) a detached garage is not permitted.

(506) Exception RD 506

The lands subject to this exception shall comply with all the following:

- (A) In addition to the uses permitted in the RD zone, a professional medical office and a dispensing pharmacy accessory to the "professional medical office." shall also be 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 only, "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 only, "dispensing pharmacy" means a drug store where only medicines, drugs, and medical appliances or aids are compounded, dispensed or sold, but shall not contain any other articles or goods which are sold or displayed for sale to the public;
- (D) The maximum **gross floor area** for a professional medical office and dispensing pharmacy shall be 342.0 square metres;
- (E) The maximum **gross floor area** for a dispensing pharmacy shall be 23.0 square metres;
- (F) For a professional medical office, the exterior design of the existing **building** shall not be altered;
- (G) For a professional medical office, a parking area with a minimum of 18 **parking spaces** shall be provided;
- (H) The parking area for a professional medical office shall be buffered with a 3 metre wide **landscaping** strip along the south **lot line** and west **lot line**;
- (I) There shall be no external signage with respect to the dispensing pharmacy;"
- (J) the minimum **front yard setback** is 9.0 metres; and
- (K) the maximum **lot coverage** is 30%.

(507) Exception RD 507

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** 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.

(508) Exception RD 508

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (D) the minimum setback from a **rear lot line** is 6.5 metres;
- (E) the minimum 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** shall be located in a **building**.

(509) Exception RD 509

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (D) the minimum setback from a **rear lot line** is 6.5 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in a **building**.

(510) Exception RD 510

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in a **building**.

(511) Exception RD 511

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 1.2 metres where the **side lot line** abuts Morningside Avenue, Sewells Road or McLevin Road; and
  - (ii) 4.5metres in all other cases; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(512) Exception RD 512

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 1.2 metres where the **side lot line** abuts Morningside Avenue, Sewells Road or McLevin Road; and
  - (ii) 4.5metres in all other cases; and
- (E) the maximum **lot coverage** is 40%;
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(513) Exception RD 513

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(514) Exception RD 514

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Avenue; and
  - (ii) 4.5metres in all other cases; and
- (F) an attached or detach garage shall be setback 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%.

(515) Exception RD 515

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;



- (D) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the minimum 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** shall be located in a **building**.

(516) Exception RD 516

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(517) Exception RD 517

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(518) Exception RD 518

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 2.4 metres on one side and 1.2 metres on the other side; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(519) Exception RD 519

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 6.0 metres where the **main wall** facing the **street** also contains an entrance to an area for the parking or storage of a **vehicle**; and

- (ii) 4.5 metres on all other cases; and
- (D) the minimum 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 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**; and
- (F) the minimum setback from a **rear lot line** is 6.5 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) the required **parking space** shall 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

(520) Exception RD 520

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** for a **corner lot** is 10.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (D) the minimum 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** shall be located in a **building**.

(521) Exception RD 521

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (E) the minimum setback from a **rear lot line** is 15.0 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in a **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(522) Exception RD 522

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (E) the minimum setback from a **rear lot line** is 10.0 metres;
- (F) the maximum **lot coverage** is 50%;

- (G) the required **parking space** shall be located in a **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(523) Exception RD 523

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into that setback area;
- (E) the minimum setback from a **rear lot line** is 7.5 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in a **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(524) Exception RD 524

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Neilson Road, Finch Avenue, Tapscott Road or the railway right-of-way is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(525) Exception RD 525

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, Tapscott Road or Washburn Way is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(526) Exception RD 526

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, Tapscott Road, or Milner Avenue is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and

- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(527) Exception RD 527

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Berner Trail, Greenspire Road, or Malvern Street is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(528) Exception RD 528

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(529) Exception RD 529

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area; and
- (C) the required **parking space** shall be located in a **building**.

(530) Exception RD 530

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Berner Trail, Greenspire Road, or Malvern Street is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (G) the required **parking space** shall be located in the principal **building**;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(531) Exception RD 531

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(532) Exception RD 532

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern Street is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (G) the required **parking space** shall be located in the principal **building**;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(533) Exception RD 533

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern Street is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (D) the required **parking space** shall be located in the principal **building**;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(534) Exception RD 534

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) nothing shall encroach into a required **side yard**;
- (F) the required **parking space** shall be located in a **building**; and
- (G) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(535) Exception RD 535

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.0 meters;

- (E) the maximum **lot coverage** is 50%;
- (F) nothing shall encroach into a required **side yard**;
- (G) the required **parking space** shall be located in a **building**;
- (H) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (I) **lot** Number 8 shall comply with the requirements for a **corner lot**.

(536) Exception RD 536

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Berner Trail, Greenspire Road, or Malvern Street is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the required **parking space** shall be located in the principal **building**;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(537) Exception RD 537

The lands subject to this exception shall comply with all the following:

- (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.

(538) Exception RD 538

The lands subject to this exception shall comply with all the following:

- (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.

(539) Exception RD 539

The lands subject to this exception shall comply with all the following:

- (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.

(540) Exception RD 540

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (G) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;
- (H) the required **parking space** shall be located in the principal **building**.

(541) Exception RD 541

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (H) the required **parking space** shall be located in a **building**;

(542) Exception RD 542

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **front lot line** that abuts a **street** is 4.5 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) the minimum 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.

(543) Exception RD 543

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **side lot line** that abuts a **street** is 3.5 metres;
- (E) the minimum setback from a **side lot line** is 1.0 metres;
- (F) the required **parking space** shall be located in the principal **building**.

(544) Exception RD 544

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.0 metres on one side only; and
- (G) the required **parking space** shall be located in a **building**.

(545) Exception RD 545

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the minimum setback from a **side lot line** is 1.0 metres on one side only; and
- (F) the required **parking space** shall be located in a **building**.

(546) Exception RD 546

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 50%;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only; and
- (E) the required **parking space** shall be located in a **building**.

(547) Exception RD 547

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**.

(548) Exception RD 548

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) the minimum setback from a **side lot line** is 0.9 metres; and
- (G) the required **parking space** shall be located in the principal **building**.

(549) Exception RD 549

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**.

(550) Exception RD 550

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**.

(551) Exception RD 551

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**.

(552) Exception RD 552

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**.

(553) Exception RD 553

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.

(554) Exception RD 554

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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 setback from a **lot line** that abuts a **street** is 4.5 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**.

(555) Exception RD 555

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**.

(556) Exception RD 556

The lands subject to this exception shall comply with all the following:

- (A) on a **corner lot** the minimum **lot frontage** is 13.5 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**.

(557) Exception RD 557

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;

- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **lot line** that abuts McNicoll Avenue is 7.5 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.

(558) Exception RD 558

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**.

(559) Exception RD 559

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;

(560) Exception RD 560

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.

(561) Exception RD 561

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **front lot line** that abuts a **street** is 5.0 metres;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres; and
- (G) the required **parking space** shall be located in the principal **building**.

(562) Exception RD 562

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**.

(563) Exception RD 563

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **front lot line** is 3.5 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) the minimum setback from a **lot line** that abuts a **street** is 2.0 metres;
- (H) the minimum setback from a **rear lot line** is 7.0 metres;
- (I) the maximum height of a **building** or **structure** shall be the lesser of 11.0 metres or 3 storeys; and
- (J) a minimum of 40 % of the **front yard** shall be used for **soft landscaping**; and
- (K) the minimum setback from a **rear lot line** is 7.0 metres.

(564) Exception RD 564

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **front lot line** is 3.5 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) the minimum setback from a **lot line** that abuts a **street** is 2.0 metres;
- (H) the minimum setback from a **rear lot line** is 5.5 metres;
- (I) the maximum height of a **building** or **structure** shall be the lesser of 11.0 metres or 3 storeys; and

(J) a minimum of 25 % of the **front yard** shall be used for **soft landscaping**.

(565) Exception RD 565

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **front lot line** is 3.5 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) the minimum setback from a **lot line** that abuts a **street** is 2.0 metres;
- (H) the minimum setback from a **rear lot line** is 7.0 metres;
- (I) a minimum of 40 % of the **front yard** shall be used for **soft landscaping**; and
- (J) the minimum setback from a **rear lot line** is 7.0 metres.

(566) Exception RD 566

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **front lot line** is 3.5 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) the minimum setback from a **lot line** that abuts a **street** is 2.0 metres;
- (H) the minimum setback from a **rear lot line** is 7.0 metres;
- (I) the maximum height of a **building** or **structure** shall be the lesser of 11.0 metres or 3 storeys; and
- (J) a minimum of 25 % of the **front yard** shall be used for **soft landscaping**; and
- (J) the minimum setback from a **rear lot line** is 7.0 metres.

(567) Exception RD 567

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing shall encroach into that setback area;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback 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** shall be located in the principal **building**.

(568) Exception RD 568

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing shall encroach into that setback area;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in the principal **building**.

(569) Exception RD 569

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) an attached or detach garage shall be setback 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** shall be located in the principal **building**.

(570) Exception RD 570

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in a **building**.

(571) Exception RD 571

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in a **building**.

(572) Exception RD 572

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (D) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (E) the minimum setback from a **side lot line** is 1.2 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(573) Exception RD 573

The lands subject to this exception shall comply with all the following:

- (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.

(574) Exception RD 574

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.5 metres;
- (B) the maximum **lot coverage** is 40%; and
- (C) an attached or detached garage shall contain not more than 3 parking spaces

(575) Exception RD 575

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.5 metres;
- (B) the minimum 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 shall contain not more than 3 parking spaces

(576) Exception RD 576

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.5 metres;
- (E) the maximum **lot coverage** is 40%; and
- (F) an attached or detached garage shall contain not more than 3 **parking spaces**.

(577) Exception RD 577

The lands subject to this exception shall comply with all the following:

- (A) for a **lot** that fronts on Sheppard Avenue the minimum **lot frontage** shall be measured 9.0 metres from the **front lot line**;
- (B) the minimum setback from a **front lot line** shall be the greater of:
  - (i) 6.0 metre; or
  - (ii) 24.0 metres, measured from the original centreline of Sheppard Avenue; and
- (D) the minimum setback from a **side lot line** is 0.9metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) an attached or detached garage shall contain not more than 3 **parking spaces**.

(578) Exception RD 578

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the maximum **lot coverage** is 50%; and

- (D) the maximum **building** height is 9.5 metres;
- (E) the required **parking space** shall be located in a **building**;

(579) Exception RD 579

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the minimum setback from a **front lot line** is 9.0 metres.

(580) Exception RD 580

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.5 metres;
- (B) the minimum 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 shall contain not more than 3 **parking spaces**.

(581) Exception RD 581

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.5 metres;
- (B) the maximum **lot coverage** is 40%; and
- (C) an attached or detached garage shall contain not more than 3 **parking spaces**.

(582) Exception RD 582

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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 shall contain not more than 3 **parking spaces**.

(583) Exception RD 583

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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 shall contain not more than 3 **parking spaces**.

(584) Exception RD 584

The lands subject to this exception shall comply with all the following:



- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Sheppard Avenue is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**;

(585) Exception RD 585

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Sheppard Avenue is 9.0 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from the **rear lot line** is 10.0 metres for any **building** or **structure** above or below grade;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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 shall contain not more than 3 **parking spaces**.

(586) Exception RD 586

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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 shall contain not more than 3 **parking spaces**.

(587) Exception RD 587

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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 principal **building** is 12.5 metres; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(588) Exception RD 588

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) the required **parking space** shall be located in a **building**;

(589) Exception RD 589

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) an attached or detached garage shall contain not more than 3 **parking spaces**.

(590) Exception RD 590

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the maximum **lot coverage** is 50%; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the required **parking space** shall be located in a **building**;

(591) Exception RD 591

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing shall encroach into that setback area;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the required **parking space** shall be located in a **building**;

(592) Exception RD 592

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;

- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in the principal **building**.

(593) Exception RD 593

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.5 metres;
- (B) the minimum setback from a **lot line** that abuts Generation Boulevard is 7.5 metres;
- (C) the minimum setback from a **lot line** that abuts Tidewell Boulevard is:
  - (i) 4.5 metres; and
  - (ii) where the **vehicle** entrance to a garage faces that **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts that **street**;
- (D) the maximum **lot coverage** is 40%; and
- (E) the required **parking space** shall be located in a **building**.

(594) Exception RD 594

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (B) the minimum setback from a **lot line** that abuts Generation Boulevard is 7.5 metres;
- (C) the maximum **lot coverage** is 50%; and
- (D) the required **parking space** shall be located in a **building**.

(595) Exception RD 595

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the maximum **lot coverage** is 40%; and
- (E) the required **parking space** shall be located in the principal **building**.

(596) Exception RD 596

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **rear lot line** is 1.2 metres;
- (F) an attached or detach garage shall be setback 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%; and
- (H) the required **parking space** shall be located in the principal **building**.

(597) Exception RD 597

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 6.4 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres; and
- (C) the maximum **lot coverage** is 55%.

(598) Exception RD 598

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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** shall be located in a **building**.

(599) Exception RD 599

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Braymore Boulevard or Dean Road;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **rear lot line** is 1.2 metres;
- (G) the maximum **lot coverage** is 40%; and
- (H) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (I) the required **parking space** shall be located in the principal **building**.

(600) Exception RD 600

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing shall encroach into that setback area;
- (D) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**.

(601) Exception RD 601

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing shall encroach into that setback area;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**.

(602) Exception RD 602

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.6 metres on the other side;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in the principal **building**; and
- (F) the maximum height shall be the lesser of 10.0 metres and 2 storeys.

(603) Exception RD 603

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.6 metres on the other side;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in the principal **building**; and
- (F) the maximum height shall be the lesser of 10.0 metres or 2 storeys.

(604) Exception RD 604

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing shall encroach into that setback area;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in a **building**.

(605) Exception RD 605

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in the principal **building**.

(606) Exception RD 606

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing shall encroach into that setback area;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the maximum **lot coverage** is 50%;

(607) Exception RD 607

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 4.5 metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) the maximum **lot coverage** is 40%;
- (E) the required **parking space** shall be located in the principal **building**.

(608) Exception RD 608

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is 4.5 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in the principal **building**.

(609) Exception RD 609

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Braymore Boulevard or Dean Road;
  - (ii) 6.0 metres in all other cases; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) an attached or detach garage shall be setback 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** shall be located in the principal **building**.

(610) Exception RD 610

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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.

(611) Exception RD 611

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum 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**, is not to exceed 40% of the area of the **lot**.
- (D) the required **parking space** shall be located in the principal **building**.

(612) Exception RD 612

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) the required **parking space** shall be located in the principal **building**.

(613) Exception RD 613

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(614) Exception RD 614

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(615) Exception RD 615

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 7.5 metres
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(616) Exception RD 616

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (C) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(617) Exception RD 617

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **lot coverage** for two-**storey** dwellings is 43% of the area of the **lot** and the maximum **lot coverage** for one-**storey** dwellings and one and one-half **storey** dwellings is 50% of the area of the **lot**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;



- (ii) 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.

(618) Exception RD 618

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **lot coverage** for two-storey dwellings is 43% of the area of the **lot** and the maximum **lot coverage** for one-storey dwellings and one and one-half storey dwellings is 50% of the area of the **lot**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(619) Exception RD 619

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres on one side and:
  - (i) where a **parking space** is located within the principal **building**, 1.2 metres on the other side; and
  - (ii) in all other cases 3.0 metres on the other side; and
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the maximum **lot coverage** is 33%; and
- (E) the minimum **lot frontage** shall be measured 7.5 metres from the **front lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(620) Exception RD 620

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(621) Exception RD 621

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.6 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **lot coverage** is 50%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(622) Exception RD 622

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the required **parking space** shall be located in a **building**; and
- (C) an attached garage shall be setback a minimum of 1.0 metres from a **side lot line** that does not abut a **street** and nothing shall encroach into that setback area; and
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(623) Exception RD 623

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.5 metres;
- (E) an attached garage shall be setback a minimum of 1.0 metres from a **side lot line** that does not abut a **street** and nothing shall encroach into that setback area; and
- (F) the required **parking space** shall be located in a **building**; and

- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(624) Exception RD 624

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.6 metres;
- (D) the minimum setback from a **lot line** that abuts Ridgewood Road is 7.5 metres;
- (E) an attached garage shall be setback 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** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(625) Exception RD 625

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.6 metres and nothing shall encroach into that setback area;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(626) Exception RD 626

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres on one side and:
  - (i) where a **parking space** is located within the principal **building**, 1.2 metres on the other side; and
  - (ii) in all other cases 3.0 metres on the other side; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(627) Exception RD 627

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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; and
- (E) the maximum **lot coverage** is 40%; and
- (F) the required **parking space** shall be located in the principal **building**.
- (G) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(628) Exception RD 628

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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; and
- (D) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger; and
- (E) the maximum **lot coverage** is 50% provided the **lot area** is less than 438 square metres; and
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(629) Exception RD 629

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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; and
- (B) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger; and
- (C) the maximum **lot coverage** is 50% provided the **lot area** is less than 438 square metres; and
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(630) Exception RD 630

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side and nothing shall encroach into that setback area;
- (D) the minimum setback from a **front lot line** is 4.5 metres;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) the maximum height of the principal **building** is the lesser of 2 storeys or 9.0 metres;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(631) Exception RD 631

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;

- (B) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(632) Exception RD 632

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 0.6 metres on the side containing the garage and 1.2 metres on the other side;
- (E) the minimum 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 principal **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; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(633) Exception RD 633

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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 principal **building** is the lesser of 14.5 metres or 3 storeys; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(634) Exception RD 634

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) an attached garage shall be setback a minimum of 1.0 metres from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(635) Exception RD 635

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 0.6 metres on the side containing the garage and 1.2 metres on the other side;
- (E) the minimum 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 principal **building** is the lesser of 11.0 metres or 3 storeys;
- (H) the required **parking space** shall be located in a **building**; and
- (I) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(636) Exception RD 636

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 1.5 metres;
- (D) the minimum setback from a **side lot line** is 0.6 metres on the side containing the garage and 1.2 metres on the other side;
- (E) the minimum 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 principal **building** is the lesser of 11.0 metres or 3 storeys;
- (H) the required **parking space** shall be located in a **building**; and

- (I) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 3.5 metres from a **lot line** that abuts a **street**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(637) Exception RD 637

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 1.5 metres;
- (D) the minimum setback from a **side lot line** is 0.6 metres on the side containing the garage and 1.2 metres on the other side;
- (E) the minimum 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 principal **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; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 3.5 metres from a **lot line** that abuts a **street**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(638) Exception RD 638

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(639) Exception RD 639



The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.6 metres,
- (B) the maximum **lot coverage** is 50%;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(640) Exception RD 640

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.6 metres,
- (B) the minimum 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** shall be located in the principal **building**; and
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(641) Exception RD 641

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.6 metres and nothing shall encroach into that setback area,
- (B) the minimum setback from a **rear lot line** is 4.5 metres;
- (C) the maximum **lot coverage** is 50%;
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(642) Exception RD 642

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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; and
- (B) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger; and
- (C) the maximum **lot coverage** is 50% provided the **lot area** is less than 438 square metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(643) Exception RD 643

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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; and
- (D) the maximum **lot coverage** is 50%;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(644) Exception RD 644

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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; and
- (B) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger; and

- (C) the maximum **lot coverage** is 50% provided the **lot area** is less than 438 square metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(645) Exception RD 645

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(646) Exception RD 646

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) the minimum setback from a **rear lot line** is 10.0 metres;
- (F) the maximum height of a principal **building** is 12.5 metres;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall have a maximum **gross floor area** of 10 square metres.

(647) Exception RD 647

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum 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 principal **building** is 12.5 metres; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(648) Exception RD 648

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum 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 principal **building** is the lesser of 14.5 metres or 3 storeys; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(649) Exception RD 649

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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 principal **building** is 12.5 metres; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(650) Exception RD 650

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres.
- (B) In addition to the uses permitted in the RD zone, a veterinary office is permitted, if:
  - (i) there is not board of animals; and
  - (ii) there is a minimum of 8 **parking spaces**.

(651) Exception RD 651

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from the **lot line** is:
  - (i) on **Lot 2**, 2.7 metres from the west **lot line** and 0.25 metres from the east **lot line**;
  - (ii) on **Lot 3**, 2.5 metres from the **rear lot line**; and
  - (iii) on Parcel 1, 1.2 metres from the east **lot line** and 14.0 metres from the **front lot line**.

(653) Exception RD 653

The lands subject to this exception shall comply with all the following:

- (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;
  - (ii) there is a maximum of two physicians and the **building** is the principal residence of one of the physicians.

(654) Exception RD 654

The lands subject to this exception shall comply with all the following:

- (A) minimum **lot frontage** is 8.8 metres;
- (B) minimum **lot area** is 316 square metres;

- (C) the minimum **front yard setback** is 7.5 metres,
- (D) minimum **side yard setback** if 1.2 metres; and
- (E) minimum **rear yard setback** is 7.5 metres.

(655) Exception RD 655

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 11.0 metres;
- (B) the minimum **lot area** is 369 square metres;
- (C) despite regulations to the contrary no **secondary suite** is permitted.

(656) Exception RD 656

The lands subject to this exception must comply with Prevailing By-law Section regulation 955.10.(496).

(657) Exception RD 657

The lands subject to this exception shall comply with all the following:

- (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.

(658) Exception RD 658

The lands subject to this exception shall comply with all the following:

- (A) a **triplex** is a permitted **building** type.

(659) Exception RD 659

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (B) the maximum length of **building** regulation does not apply; and
- (C) the minimum **rear yard setback** is 6.0 metres for **Lot 6**.

(660) Exception RD 660

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres; and
- (B) the maximum length of **building** regulation does not apply.

(661) Exception RD 661

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for:
  - (i) an office that is not a medical office, if the;
    - (a) **lot area** is 207 square metres or more;
    - (b) **lot frontage** is 7.6 metres or more;
    - (c) **building setback** from the north **side lot line** is 0.46 metres or more;
    - (d) **building setback** from the south **side lot line** is 1.26 metres or more; and
    - (e) minimum floor area is 76 square metres; and
  - (ii) an beauty salon, if the;

- (a) **lot area** is 308 square metres or more;
- (b) **lot frontage** is 14.2 metres or more;
- (c) **building setback** from the north **side lot line** is 0.31 metres or more;
- (d) **building setback** from the south **side lot line** is 4.82metres or more;
- (e) **building setback** from the front **side lot line** is 2.49 metres;
- (f) **building setback** from the south **side lot line** is 11.33 metres;
- (g) a maximum of 28 square metres of interior floor are is used for a beauty salon; and
- (h) **lot** has a minimum of 4 **parking spaces**.

(662) Exception RD 662

The lands subject to this exception must comply with prevailing by-law section regulation 955.10.(540).

(663) Exception RD 663

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-laws 27587 and 32323.

(664) Exception RD 664

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-laws 27588 and 32323.

(665) Exception RD 665

The lands subject to this exception shall comply with all the following:

- (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** is to be less than 0.61 metres;
- (D) the minimum **rear yard setback** is 6.0metres;
- (E) the maximum **lot coverage** is 40%; and
- (F) The maximum **building** height is the lesser of 9.3 metres and 3 storeys.

(667) Exception RD 667

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (B) the second floor may only be used as a **dwelling unit**.

(668) Exception RD 668

The lands subject to this exception shall comply with all the following:

- (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 office that is not a medical office if the **interior floor area** of all offices is not more than 31 square metres.

(669) Exception RD 669

The lands subject to this exception shall comply with all the following:

- (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 office that is not a medical office if:

- (i) the **interior floor area** of all offices is not more than 270 square metres;
- (ii) a maximum of 58% of the **front yard** may be hard surfaced;
- (iii) a minimum 1.0 m wide **landscape** buffer and minimum 1.5 m high opaque fence shall be provided along the **rear lot line**;
- (iv) a minimum of 7 **parking spaces** are provided on the **lot**; and
- (v) a two-way **driveway** has a minimum width of 5.0 metres.

(670) Exception RD 670

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for an office if:
  - (i) it is located in a **building** that existed on the **lot** on October 6, 1997;
  - (ii) a minimum of 8 **parking spaces** are provided on the **lot**; and
  - (iii) a **driveway** has a minimum width of 3.6 metres; and
  - (iv) a **parking space** has a minimum width of 5.5 metres.

(671) Exception RD 671

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for a business office including **ancillary** retail sales if:
  - (i) it is located in a **building** that existed on the **lot** on the date of the enactment of former City of North York by-law 32998;
  - (ii) the maximum **interior floor area** used for a business office and **ancillary** retail is not more than 20 square metres;
  - (iii) the minimum **front yard setback** is 4.9 metres;
  - (iv) a platform such as a porch or deck may project a maximum of 2.9 metres into the required **front yard setback**;
  - (v) a minimum of 8 **parking spaces** are provided on the **lot**;
  - (vi) a two-way **driveway** has a minimum width of 3.6 metres;
  - (vii) a minimum of 3 **parking space** are to be provided on the **lot**; and
  - (iv) a **parking space** must have a minimum width of 5.5 metres.

(672) Exception RD 672

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for a office, **retail store** if:
  - (i) a **retail store** only located on the **first floor**;
  - (ii) the maximum **interior floor area** used for a business office and **ancillary** retail is not more than 300 square metres; and
  - (iii) **parking spaces** are not permitted in the **front yard**; and
- (C) a **basement** used only for storage purposes for an office is included in the calculation of the **gross floor area**.

(673) Exception RD 673

The lands subject to this exception must comply with the applicable prevailing bylaws in Article 950.70.1, being the City of Toronto By-laws 416-2003, and 1207-2009 as amended.

(674) Exception RD 674

The lands subject to this exception must comply with the applicable prevailing bylaws in Article 950.70.1, being the City of Toronto by-law 712-2001.

(675) Exception RD 675

The lands subject to this exception must comply with the applicable prevailing bylaws in Article 950.70.1, being the City of Toronto by-law 482-2006.

(676) Exception RD 676

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for a medical office if:
  - (i) the minimum **front yard setback** 2.0 metres;
  - (ii) the maximum **interior floor area** is not greater than 185 square metres;
  - (iii) a **basement** may be used only for storage and mechanical purposes;
  - (iv) there is a minimum of 8 **parking space** provided on the **lot**;
  - (v) the minimum **driveway** width is 3.3 metres; and
  - (vi) there are not more than two practitioners.

(677) Exception RD 677

The lands subject to this exception must comply with the applicable prevailing bylaws in Article 950.70.1, being the City of Toronto by-law 745-2002.

(678) Exception RD 678

The lands subject to this exception must comply with the applicable prevailing bylaws in Article 950.30.1, being former City of North York by-law 32863.

(679) Exception RD 679

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (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.

(680) Exception RD 680

The lands subject to this exception shall comply with all the following:

- (A) 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.

(681) Exception RD 681

The lands subject to this exception shall comply with all the following:



- (A) the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for an office if:
  - (i) it is located in a **building** that existed on September 17, 1997;
  - (ii) the minimum **front yard setback** 4.9 metres; and
  - (iii) the minimum **driveway** width is 3.3 metres.

(682) Exception RD 682

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(683) Exception RD 683

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 7.31 metres; and
- (B) the minimum **side yard setbacks** is 0.5 metres.

(684) Exception RD 684

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side one and nothing shall encroach into that required **side yard**;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.

(685) Exception RD 685

The lands subject to this exception shall comply with all the following:

- (A) the lands may be used for two **lots** each containing a single **detached house**.

(686) Exception RD 686

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum 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 principal **building** is 12.5 metres; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(687) Exception RD 687

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Livingstone Road, Guildwood Parkway, Morningside Avenue and Galloway Road is 22 metres measured from the original centreline of the road;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(688) Exception RD 688

Length of dwelling provisions do not apply to the lands, in accordance with former City of North York By-law 30460.

(689) Exception RD 689

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 40%; and
- (B) the minimum **rear yard setback** is 7.5 metres.

(690) Exception RD 690

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (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**; and
  - (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.

(691) Exception RD 691

The lands subject to this exception shall comply with all the following:

- (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;

(692) Exception RD 692

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum 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 Road, Morrish Road, Meadowvale Road and Military trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Avenue or Highway 2; and
- (D) the minimum setback from Highway 401 is 68.0 metres measured from the centreline of the highway; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(693) Exception RD 693

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres and nothing shall encroach into that setback area;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum setback from a **front lot line** that abuts Conlins Road, Morrish Road, Meadowvale Road and Military trail is 22 metres, measured from the original centre line of the road; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(694) Exception RD 694

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres;

- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the maximum **lot coverage** is 40%; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(695) Exception RD 695

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres and nothing shall encroach into that setback area;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(696) Exception RD 696

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is:
  - (i) not required on the south side of Ponymeadow Terrace provided the **side lot line** does not abut a **street**;
  - (ii) 1.0 metres in all other cases; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) the maximum **lot coverage** is 40%; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(697) Exception RD 697

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **lot line** abuts Morrish Road or Ellesmere Avenue; and
  - (ii) 3.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is:
  - (i) 0.9 metres on both sides where the **lot** fronts on Morrish Road; and
  - (ii) 0.9 metres on one side only in all other cases; and
- (E) the required **parking space** shall be located in the principal **building**.
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(698) Exception RD 698

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (E) the minimum setback from a **side lot line** is:
  - (i) 0.9 metres on both sides where the **lot** fronts on Morrish Road; and
  - (ii) 0.9 metres on one side only in all other cases; and
- (F) the maximum **lot coverage** is 50%;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(699) Exception RD 699

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 1.0 metres on one side only in all other cases; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (F) the maximum **lot coverage** is 50%; and
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(700) Exception RD 700

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on each side where the **lot** fronts on Ellesmere Road or Morrish Road; and
  - (ii) 1.0 metres on one side only in all other cases; and
- (E) nothing shall encroach into a required **side yard setback**;

- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(701) Exception RD 701

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Road, Morrish Road, Meadowvale Road and Military trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Avenue or Highway 2; and
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(702) Exception RD 702

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the maximum **lot coverage** is 40%; and
- (E) the required **parking space** shall be located in a **building**.
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(703) Exception RD 703

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) the required **parking space** shall be located in a **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(704) Exception RD 704

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Conlins Road, Morrish Road, Meadowvale Road and Military trail is 22 metres, measured from the original centre line of the road;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(705) Exception RD 705

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres, and nothing shall encroach into the required **side yard**;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(706) Exception RD 706

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres; and
- (D) the minimum setback from a **side lot line** is 1.0 metres; and



- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(707) Exception RD 707

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Conlins Road, Morrish Road, Meadowvale Road and Military trail is 22 metres, measured from the original centre line of the road; and
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(708) Exception RD 708

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.9 metres on the other side and nothing shall encroach into the required **side yard**;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (G) On the lands municipally known as 97, 99, 101, 103, 121, 123 and 127 Zaph Avenue, By-law 895-2007(OMB), as amended of the City of Toronto prevails.

(709) Exception RD 709

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres, and nothing shall encroach into the required **side yard**;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(710) Exception RD 710

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) No encroachments are permitted in a required yard that is 1.0 metres or less.
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(711) Exception RD 711

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 1.0 metres on one side only in all other cases; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(712) Exception RD 712

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres, and nothing shall encroach into the required **side yard**;
- (E) the maximum height of a **building** is 10.0 metres;
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(713) Exception RD 713

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into the required **side yard**; and
- (D) the minimum setback from a **lot line** that abuts a **street** is:
  - (i)
  - (ii) 3.0 metres in all other cases; and
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(714) Exception RD 714

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and

- (ii) 3.0 metres in all other cases;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(715) Exception RD 715

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum 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 Road, Morrish Road, Meadowvale Road and Military trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Avenue or Highway 2; and
- (F) the minimum setback from Highway 401 is 68.0 metres measured from the centreline of the highway; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(716) Exception RD 716

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Conlins Road, Morrish Road, Meadowvale Road and Military trail is 22 metres, measured from the original centre line of the road;
- (B) the minimum setback from a **front lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a **side lot line** is 0.9 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(717) Exception RD 717

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Road, Morrish Road, Meadowvale Road and Military trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Avenue or Highway 2; and
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(718) Exception RD 718

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Avenue or Highway 2; and
  - (ii) 4.5 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(719) Exception RD 719

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(720) Exception RD 720

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(721) Exception RD 721

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(722) Exception RD 722

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue or Highway 2; and
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road; and
  - (iii) 7.5 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House or Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(723) Exception RD 723

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 6.0 metres if the **side lot line** abuts Ellesmere Road; and
  - (ii) 4.5 metres in all other cases; and
- (E) an attached garage shall be located a minimum of 0.3 metres from a **side lot line**.
- (F) on a **corner lot** a garage shall be located a minimum of 0.3 metres from a **rear lot line**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(724) Exception RD 724

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **rear lot line** is 6.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) an attached garage shall be located a minimum of 0.3 metres from a **side lot line**;
- (H) on a **corner lot** a garage shall be located a minimum of 0.3 metres from a **rear lot line**; and
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(725) Exception RD 725

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(726) Exception RD 726

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into the required **side yard**;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(727) Exception RD 727

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into the required **side yard**;
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(728) Exception RD 728

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Road, Morrish Road, Meadowvale Road and Military trail;
- (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road;
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Avenue or Highway 2; and
  - (iv) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(729) Exception RD 729

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the minimum setback from a top of bank line is 10.0 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(730) Exception RD 730

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres, where the **front lot line** abuts Morningside Avenue or Highway 2; and
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road; and
  - (iii) 7.5 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(732) Exception RD 732

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres where the **lot** fronts on Morrish Road or Ellesmere road; and
  - (ii) 1.0 metres on one side only, in all other cases; and
- (B) the maximum **lot coverage** is 50%; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(733) Exception RD 733

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(734) Exception RD 734

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 1.6 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 2.0 metres;
- (F) the minimum 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** shall be located in a **building** and shall be accessed from a private **lane** (shared driveway) having a minimum width of 6.0 metres
- (I) the maximum **lot coverage** is 75%; and
- (J) the maximum height of a principal **building** or **structure** is the lesser of 3 storeys or 12.5 metres.; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(735) Exception RD 735

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Road; and
  - (ii) 7.5 metres in all other cases;
- (B) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(736) Exception RD 736

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(737) Exception RD 737

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(738) Exception RD 738

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 5.25 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (C) the minimum setback from a **rear lot line** is 8.25 metres;
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(739) Exception RD 739

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the minimum setback from a **side lot line** for a garage is 0.3 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(740) Exception RD 740

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.6 metres
- (E) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(741) Exception RD 741

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;

- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 1.9 metres; and
- (D) the minimum setback from a **rear lot line** is 5.0 metres;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(742) Exception RD 742

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) the minimum setback from a **rear lot line** is 7.0 metres;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(743) Exception RD 743

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.6 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(744) Exception RD 744

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(745) Exception RD 745

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into a required **side yard**; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases; and
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(746) Exception RD 746

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

- (B) the minimum setback from a **side lot line** is 1.0 metres and nothing shall encroach into a required **side yard**;
- (C) the required **parking space** shall be located in a **building**; and
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(747) Exception RD 747

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **rear lot line** is 11.0 metres; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(748) Exception RD 748

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into a required **side yard**; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases; and
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(749) Exception RD 749

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into a required **side yard**;
- (B) the required **parking space** shall be located in a **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(750) Exception RD 750

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 5.25 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres and nothing shall encroach into a required **side yard**;
- (C) the minimum setback from a **rear lot line** is 8.25 metres;
- (D) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **lot coverage** is 50%; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(751) Exception RD 751

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into a required **side yard**;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (F) the required **parking space** shall be located in a **building**.
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(752) Exception RD 752



The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
- (D) the maximum **lot coverage** is 50%.
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(753) Exception RD 753

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into a required **side yard**; and
- (B) the maximum **lot coverage** is 50%; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(754) Exception RD 754

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the required **parking space** shall be located in a **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(755) Exception RD 755

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) the minimum setback from a **lot line** that abuts a **street** is 5.25 metres;
- (D) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into a required **side yard**; and
- (E) the minimum setback from a **rear lot line** is 8.25 metres;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**.

(756) Exception RD 756

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres and nothing shall encroach into a required **side yard**;
- (B) the minimum setback from a **rear lot line** is 8.25 metres; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(757) Exception RD 757

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres and nothing shall encroach into a required **side yard**;
- (B) the minimum setback from a **rear lot line** is 3.9 metres; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(758) Exception RD 758

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is:
  - (i) 6.5 metres from the north **lot line**;
  - (ii) 0.9 metres from the south **lot line** and nothing shall encroach into this required **side yard**;
- (E) the minimum setback from a **rear lot line** is 3.0 metres;
- (F) the maximum **lot coverage** is 42%;

- (G) the required **parking space** shall be located in the principal **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** is .65.

(759) Exception RD 759

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 shall encroach into this required **side yard**; and
- (D) the maximum **lot coverage** is 35%; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** is .65.

(760) Exception RD 760

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres for a 1 **storey** house, plus an additional .6 metres for each additional **storey**; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres metres;
- (D) the minimum setback from a **rear lot line** is 8.0 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(761) Exception RD 761

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 5.25 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (C) the minimum setback from a **rear lot line** is 8.25 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(762) Exception RD 762

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 5.25 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (E) the minimum setback from a **rear lot line** is 8.25 metres;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(763) Exception RD 763

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 5.25 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6metres;
- (D) the minimum setback from a **rear lot line** is 8.25 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(764) Exception RD 764

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 5.25 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **rear lot line** is 8.25 metres;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(765) Exception RD 765

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Road, Morrish Road, Meadowvale Road and Military trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Road;
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Avenue or Highway 2; and
  - (iv) 6.0 metres in all other cases; and
- (B) the minimum setback from Highway 401 is 68.0 metres measured from the centreline of the highway.
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) On these lands the applicable portions of City of Toronto by-law 734-2005, as amended, prevails.

(766) Exception RD 766

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum setback from a **front lot line** is 3.0 metres;
- (C) the minimum setback from a **side lot line** is
  - (i) 1.0 metres for **lots** fronting on Ellesmere road or Morrish Road;
  - (ii) in all other cases, 1.0 metres on one side only; and
  - (iii) nothing shall encroach into a required **side yard**; and
- (D) the maximum **lot coverage** is 40%; and
- (E) the required **parking space** shall be located in a **building**.
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(767) Exception RD 767

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 shall encroach into this required **side yard**; and

- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.
- (E) the maximum **lot coverage** is 35%; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(768) Exception RD 768

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
- (B) the maximum **lot coverage** is 50%; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(769) Exception RD 769

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.5 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(770) Exception RD 770

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres; and
- (B) the required **parking space** shall be located in a **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(771) Exception RD 771

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) the maximum **lot coverage** is 40%; and
- (D) the required **parking space** shall be located in a **building**.
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(772) Exception RD 772

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum 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%; and
- (E) the required **parking space** shall be located in a **building**.
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(773) Exception RD 773

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) the maximum **lot coverage** is 40%; and
- (D) the required **parking space** shall be located in a **building**.
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(774) Exception RD 774

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the maximum **lot coverage** is 40%; and
- (F) the required **parking space** shall be located in a **building**.
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(775) Exception RD 775

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the maximum **lot coverage** is 40%; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(776) Exception RD 776

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(777) Exception RD 777

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback



area;

- (B) the minimum 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** shall be located in a **building**; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(778) Exception RD 778

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(779) Exception RD 779

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres and nothing shall encroach into that setback area;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(780) Exception RD 780

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) the minimum 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%; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(781) Exception RD 781

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive; and
  - (ii) 3.0 metres in all other cases; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(782) Exception RD 782

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) not required on the south side of Ponymeadow Terrace provided the **side lot line** does not abut a **street**;
  - (ii) 1.0 metres in all other cases; and

- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(783) Exception RD 783

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) not required on the south side of Ponymeadow Terrace provided the **side lot line** does not abut a **street**;
  - (ii) 1.0 metres in all other cases; and
- (C) the maximum **lot coverage** is 50%; and
- (D) the required **parking space** shall be located in a **building**; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(784) Exception RD 784

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the required **parking space** shall be located in a **building**; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(785) Exception RD 785

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres for **lots** front on Morrish Road;
  - (ii) 1.0 metres on one side only in all other cases; and
- (C) the maximum **lot coverage** is 50%;
- (D) the required **parking space** shall be located in a **building**; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(786) Exception RD 786

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 6.0 metres from a **lot line** that abuts Ellesmere Road or Morrish Road; and
  - (ii) 3.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) the required **parking space** shall be located in a **building**; and
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(787) Exception RD 787

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Road, Conlins Road, Morrish Road Meadowvale Road, Scarboro Avenue, Zaph Avenue, Euclid Avenue or Willowlea Drive;
  - (ii) 1.0 metres on one side only in all other cases; and
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the required **parking space** shall be located in a **building**; and
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum

- of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(788) Exception RD 788

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (C) the minimum setback from a **rear lot line** is 6.0 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(789) Exception RD 789

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **lot line** abuts Ellesmere Road or Morrish road; and
  - (ii) 3.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(790) Exception RD 790

On these lands the following by-laws prevail, being former City of North York by-laws 29907 and 30460.

(791) Exception RD 791

The lands subject to this exception shall comply with all the following:

- (A) for a **detached house** the minimum **side yard setback** is 1.8 metres;

(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;
- (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**.

(792) Exception RD 792

The lands subject to this exception shall comply with all the following:

- (A) for a **detached house** the minimum **side yard setback** is 1.8 metres;
- (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.

(793) Exception RD 793

The lands subject to this exception shall comply with all the following:

- (A) for a **detached house** the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for an fraternal and charitable organization if:
  - (i) the maximum **gross floor area** of all **buildings** is not more than 3,394 square metres.

(794) Exception RD 794

The lands subject to this exception shall comply with all the following:

- (A) for a **detached house** the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for an **day nursery**.

(795) Exception RD 795

The lands subject to this exception shall comply with all the following:

- (A) for a **detached house** the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for a **public parking**.

(796) Exception RD 796

The lands subject to this exception shall comply with all the following:

- (A) for a **detached house** the minimum **side yard setback** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for a professional and business office if:
  - (i) there is a minimum of 1 **parking space**;
  - (ii) no **parking space** is located in the **front yard**.

(797) Exception RD 797

The lands subject to this exception shall comply with all the following:

- (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;

- (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 is to be only by 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.

(798) Exception RD 798

The lands subject to this exception shall comply with all the following:

- A) this exception applies to the lands of Registered Plan 2877, municipally known as; 2-36 Bayview Wood; 11, 15,47 St Aubyn's Cres; 2, 6 Wood Avenue; 70, 79 Mildenhall; and 291-321 Lawrence Avenue East;
- (B) not more than one family detached dwelling and accessory **buildings** incidental thereto shall be erected on each of the **lots** numbered 1 to 10 inclusive, 12 to 19 inclusive and 22 to 28 all according to registered plan 2877;
- (C) despite regulations to the contrary, for those lands described as Block "A" and for the westerly 3.66 metres throughout from front to rear of **Lot** 11, of Registered Plan 2877, the minimum **lot area** shall be 11,000 sq.ft. 1090 square metres.

(799) Exception RD 799

The lands subject to this exception shall comply with all the following:

- (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.

(800) Exception RD 800

The lands subject to this exception shall comply with all the following:

- (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 Road (**Lot** 84, Part of **Lot** 83, R.P. 2647; and
  - (ii) the minimum width of a parking aisle is 5.2 metres.

(801) Exception RD 801

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 7.5 metres;
- (B) if a **lot** has a **lot** front of less than 15.0 metres the minimum **side yard setback** is 1.2 metres;
- (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.

(802) Exception RD 802

The lands subject to this exception shall comply with all the following:

(A) in addition to the uses permitted by the zone, a **place of worship** is also permitted.

(803) Exception RD 803

The lands subject to this exception shall comply with all the following:

(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;

(C) the minimum **building setback** from a **side lot line** is 1.8 metres.

(804) Exception RD 804

The lands subject to this exception shall comply with all the following:

(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**; and

(iv) the **lot** has a minimum area of 493 square metres;

(v) The minimum **building setbacks** are:

(a) 4.53 metres from the **front lot line**;

(b) 13.72 metres from the **rear lot line**; and

(c) 1.47 metres from the west **side lot line** and

(d) 3.24 metres from the east **side lot line**.

(805) Exception RD 805

The lands subject to this exception shall comply with all the following:

(A) in addition to the uses permitted by the zone, **day nursery** is also permitted;

(B) the minimum **building setback** from a **side lot line** is 1.8 metres.

(806) Exception RD 806

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;

(C) the minimum setback from a **side lot line** is 1.0 metres on one side only;

(D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(F) the maximum **lot coverage** is 50%; and

(G) the required **parking space** shall be located in a **building**; and



- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(807) Exception RD 807

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**; and
- (H) a maximum of two **vehicles** may be parked side-by-side on a **driveway** located in the **front yard** provided:
  - (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(808) Exception RD 808

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) the minimum setback from a **front lot line** is:
  - (i) 26 metres where the **front lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is
  - (i) 7.5 metres where the **side lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(809) Exception RD 809

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(810) Exception RD 810

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the minimum setback from a **lot line** that abuts Middlefield Road or McNicoll Avenue is 7.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(811) Exception RD 811

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts Middlefield Road or McNicoll Avenue is 7.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and

- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(812) Exception RD 812

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts Middlefield Road or McNicoll Avenue is 7.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(813) Exception RD 813

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(814) Exception RD 814

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** for a **corner lot** is 12.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the maximum **lot coverage** is 45%; and

- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(815) Exception RD 815

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres on one side only and nothing shall encroach into this required yard;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **rear lot line** is 7.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(816) Exception RD 816

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from a **rear lot line** is 7.0 metres;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(817) Exception RD 817

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;

- (C) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(818) Exception RD 818

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(819) Exception RD 819

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing shall encroach into this required yard;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(820) Exception RD 820

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 26 metres where a **front lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;

- (C) the minimum setback from a **side lot line** that abuts a **street** is
  - (i) 7.5 metres where a **side lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (D) the maximum **lot coverage** is 45%; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(821) Exception RD 821

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(822) Exception RD 822

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(823) Exception RD 823

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the required **parking space** shall 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** provided:
  - (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
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(824) Exception RD 824

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from a **rear lot line** is 11.0 metres;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(825) Exception RD 825

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(826) Exception RD 826

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(827) Exception RD 827

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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** shall be located in the principal **building**;
- (C) the maximum height of a principal **building** or **structure** is 10.0 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(828) Exception RD 828

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum 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 principal **building** or **structure** is the lesser of 10.0 metres and 2 storeys;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(829) Exception RD 829

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;



- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (F) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(830) Exception RD 830

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum height of a principal **building** or **structure** is 10.0 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(831) Exception RD 831

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(832) Exception RD 832

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(833) Exception RD 833

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(834) Exception RD 834

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 1.5 metres;

- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 3.0 metres in all other cases;
- (F) for a garage the minimum setback from a **side lot line** is 0.3 metres; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(835) Exception RD 835

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres where the **side lot line** abuts a **lot** in an RT zone or IS zone;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into this required yard; and
- (E) the maximum **lot coverage** is 50%;
- (F) the maximum height of a principal **building** or **structure** is 10.0 metres.
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(836) Exception RD 836

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres where the **side lot line** abuts a **lot** in an RT zone or IS zone;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing shall encroach into this required yard; and
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum height of a principal **building** or **structure** is 10.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(837) Exception RD 837

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum height of a principal **building** or **structure** is 10.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(838) Exception RD 838

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) for a garage the minimum setback from a **side lot line** is 0.3 metres; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(839) Exception RD 839

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres on one side only and nothing shall encroach into this required yard;
- (C) the minimum setback from a **rear lot line** is 6.0 metres;
- (D) the maximum **lot coverage** is 50%;
- (E) the maximum height of a principal **building** or **structure** is the lesser of 10.0 metres and 2 storeys;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(840) Exception RD 840

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres on one side only and nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%;
- (D) the maximum height of a principal **building** or **structure** is the lesser of 10.0 metres and 2 storeys;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(841) Exception RD 841

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (E) the maximum **lot coverage** is 50%;
- (F) the maximum height of a principal **building** or **structure** is 10.0 metres;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(842) Exception RD 842

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%;

- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(843) Exception RD 843

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum 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 shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(844) Exception RD 844

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) 1.0 metres on one side and 0.5 metres on the other side;
  - (ii) nothing shall encroach into this required yard;
- (C) the maximum **lot coverage** is 50%;
- (D) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(845) Exception RD 845

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this by-law;

- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres on one side only;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum height of a principal **building** or **structure** is 10.0 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(846) Exception RD 846

The lands subject to this exception shall comply with all the following:

- (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;
  - (iii) the minimum **side yard setback** is 1.8 metres.

(847) Exception RD 847

The lands subject to this exception must comply with the applicable prevailing bylaws in Article 950.70.1, being the City of Toronto By-laws 1375-2007.

(848) Exception RD 848

The lands subject to this exception must comply with Regulation 955.10.(497).

(849) Exception RD 849

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 12.0 metres;
- (B) the minimum 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 Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (F) the maximum **lot coverage** is 45%; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(850) Exception RD 850

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(851) Exception RD 851

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(852) Exception RD 852

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** is 1.5 metres;



- (F) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 4.5 metres in all other cases;
- (G) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(853) Exception RD 853

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(854) Exception RD 854

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 3.0 metres in all other cases;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (H) the maximum **lot coverage** is 45%; and
- (I) the required **parking space** shall be located in a **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(855) Exception RD 855

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(856) Exception RD 856

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** on a **corner lot** is 15.0 metres;
- (B) the minimum 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 Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(857) Exception RD 857

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(858) Exception RD 858

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into this required yard;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(859) Exception RD 859

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road, Brimley Road, Midland Avenue or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 1.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Road, Brimley Road, Midland Avenue or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (F) for a garage the minimum setback from a **side lot line** is 0.3 metres;

- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(860) Exception RD 860

The lands subject to this exception shall comply with all the following:

- (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
  - (i) the **lot** has a minimum **lot area** of 492 square metres;
  - (ii) there is a maximum **gross floor area** of 125.4 square metres;
  - (iii) 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
  - (iv) the minimum **front yard setback** is 4.57 metres.

(861) Exception RD 861

On these lands the minimum **front yard setback** is 25.0 metres.

(862) Exception RD 862

On these lands the minimum **front yard setback** is 16.0 metres and the minimum **side yard setback** is 1.8 metres.

(863) Exception RD 863

On these lands the minimum **front yard setback** is 14.0 metres and the minimum **side yard setback** is 1.8 metres.

(864) Exception RD 864

On these lands the minimum **front yard setback** is 10.0 metres.

(865) Exception RD 865

On these lands the minimum **front yard setback** is 33.0 metres.

(866) Exception RD 866

On these lands the minimum **front yard setback** is 22.0 metres.

(867) Exception RD 867

On these lands the minimum **front yard setback** is 34.0 metres.

(868) Exception RD 868

On these lands the minimum **front yard setback** is 40.0 metres.

(869) Exception RD 869

On these lands the minimum **front yard setback** is 30.0 metres and the minimum **side yard setback** is 1.8 metres.

(870) Exception RD 870

On these lands the minimum **front yard setback** is 24.0 metres.

(871) Exception RD 871

On these lands the minimum **front yard setback** is 12.0 metres and the minimum **side yard setback** is 1.8 metres.

(872) Exception RD 872

On these lands the minimum **front yard setback** is 11.0 metres and the minimum **side yard setback** is 1.8 metres.

(873) Exception RD 873

On these lands the minimum **front yard setback** is 18.0 metres and the minimum **side yard setback** is 1.8 metres.

(874) Exception RD 874

On these lands the minimum **front yard setback** is 36.0 metres.

(875) Exception RD 875

On these lands the minimum **front yard setback** is 13.0 metres and the minimum **side yard setback** is 1.8 metres.

(876) Exception RD 876

On these lands the minimum **front yard setback** is 20.0 metres and the minimum **side yard setback** is 1.8 metres.

(877) Exception RD 877

On these lands the minimum **front yard setback** is 17.0 metres and the minimum **side yard setback** is 1.8 metres.

(878) Exception RD 878

On these lands the minimum **front yard setback** is 23.0 metres.

(879) Exception RD 879

On these lands the minimum **front yard setback** is 9.0 metres.

(880) Exception RD 880

On these lands the minimum **front yard setback** is 15.0 metres and the minimum **side yard setback** is 1.8 metres.

(881) Exception RD 881

On these lands the minimum **front yard setback** is 21.0 metres and the minimum **side yard setback** is 1.8 metres.

(882) Exception RD 882

On these lands the minimum **front yard setback** is 31.0 metres.

(883) Exception RD 883

The lands subject to this exception shall comply with all the following:

(A) despite regulations to the contrary the lands know as 10 Doncliffe Drive, 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.

(884) Exception RD 884

The lands subject to this exception shall comply with all the following:

- (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:
- (A) access to the said lands from Riverview Drive 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
- (B) that all other provisions of this By-law, as amended, are complied with.

(885) Exception RD 885

The lands subject to this exception shall comply with all the following:

- (A) the **rear yard setback** is a minimum of 1.18 metres, if the **lot** complies with all other regulations of this by-law.

(886) Exception RD 886

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 32166.

(887) Exception RD 887

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, a **public school**, and **day nursery** is permitted.

(888) Exception RD 888

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 21424.

(889) Exception RD 889

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 21424.

(890) Exception RD 890

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 21424.

(891) Exception RD 891

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 21424.

(892) Exception RD 892

The lands subject to this exception must comply with prevailing by-law section 955.10(17).

(893) Exception RD 893

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot area** is 0.8 hectares;
- (B) the minimum **lot frontage** is 60 metres;
- (C) the minimum **front yard setback** is 30 metres;
- (D) the minimum setback from a **side lot line** is 1.8 metres from one **side lot line** and 2.4 metres from the other **side lot line**;
- (E) the minimum setback from a **rear lot line** is 9.5 metres; and
- (F) the maximum **building** heights is 13.0 metres;

(G) the maximum **lot coverage** is 25%.

(894) Exception RD 894

On these lands the following by-law prevails, being former City of North York by-law 27597.

(895) Exception RD 895

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 26788.

(896) Exception RD 896

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 11577.

(897) Exception RD 897

The lands subject to this exception shall comply with all the following:

(A) 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.

(898) Exception RD 898

The lands subject to this exception shall comply with all the following:

(A) the minimum **building setback** from a **side lot line** is 1.8 metres;

(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 have boarding or lodging of animals.

(899) Exception RD 899

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto by-law 418-2000.

(900) Exception RD 900

On these lands the following by-law prevails, being former City of North York by-law 22010.

(901) Exception RD 901

The lands subject to this exception shall comply with all the following:

(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.

(902) Exception RD 902

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto by-law 1098-2006 (OMB).

(903) Exception RD 903

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 8.4 metres;
- (B) the minimum **front yard setback** is 9.0 metres;
- (C) the minimum 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; and
- (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**.

(904) Exception RD 904

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 8.5 metres.

(905) Exception RD 905

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** and must be 7.3 metres except that a **corner lot** the minimum **lot frontage** must be 7.1 metres.
- (B) the minimum **lot area** must be 278 square metres except that a **corner lot** the minimum **lot area** must be 269 square metres.
- (C) the minimum **front yard setback** must be 9 metres.
- (D) the minimum **rear yard setback** must be 10 metres.
- (E) the minimum south **side yard setback** must be 1.22 metres.
- (F) the minimum north **side yard setback** must be 0.31 metres.
- (G) the maximum **building depth** is 18.5 metres;
- (H) the maximum **lot coverage** shall be 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 maximum permitted projection into the required north **side yard setback** is 0.25 metres.
- (L) a minimum of 50% of the **front yard** shall 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.
- (M) a minimum of 75% of the **front yard** not covered by a permitted **driveway** shall 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.”

(906) Exception RD 906

The lands subject to this exception shall comply with all the following:

- (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** provided in the **rear yard**.

(907) Exception RD 907

The lands subject to this exception shall comply with all the following:

- (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:
  - (i) the use is located in a **building** that existed on the **lot** on the date of the enactment of this by-law.

(908) Exception RD 908

The lands subject to this exception must comply with prevailing by-law section 955.10.(1).

(909) Exception RD 909

The lands subject to this exception must comply with prevailing by-law section 955.10.(2).

(910) Exception RD 910

The lands subject to this exception must comply with prevailing by-law section 955.10.(3).

(911) Exception RD 911

The lands subject to this exception must comply with prevailing by-law section 955.10.(4).

(912) Exception RD 912

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** shall be 10 metres.
- (B) the minimum **side yard setback** shall be 3 metres on each side.
- (C) the maximum **lot coverage** is 25%.
- (D) the maximum **building** height is 11.5 metres and 3 storeys
- (E) despite any other provision of this By-law, any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the dwelling shall be set back from any **lot line**,
  - (a) either the set back from such **lot line** otherwise required by this By-law; or
  - (b) 6 metres., whichever is the greater.

(913) Exception RD 913

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** shall be 22 metres.
- (B) the minimum **side yard setback** shall be 3 metres on each side.

- (C) the maximum **lot coverage** is 25%.
- (D) the maximum **building** height is 11.5 metres and 3 storeys
- (E) despite any other provision of this By-law, any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the dwelling shall be set back from any **lot line**,
  - (a) either the set back from such **lot line** otherwise required by this By-law; or
  - (b) 6 metres., whichever is the greater.

(914) Exception RD 914

The lands subject to this exception must comply with prevailing by-law section 955.10.(5).

(915) Exception RD 915

The lands subject to this exception shall comply with all the following:

(A) If the **lot** contains 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.

(916) Exception RD 916

The lands subject to this exception must comply with prevailing by-law section 955.10.(6).

(917) Exception RD 917

The lands subject to this exception must comply with prevailing by-law section 955.10.(7).

(918) Exception RD 918

The lands subject to this exception must comply with prevailing by-law section 955.10.(14).

(919) Exception RD 919

The lands subject to this exception shall comply with all the following:

(A) the minimum **side yard setback** is 1.8 metres;

(B) in addition to the uses permitted by the zone, the **lot** may be used for an parking area, if:

- (i) it is **parking spaces** for the **retail stores**, **personal service shops** and **service shops** located at 5051 Yonge **Street**.

(920) Exception RD 920

The lands subject to this exception must comply with prevailing by-law section 955.10.(15).

(921) Exception RD 921

The lands subject to this exception shall comply with all the following:

(A) the minimum **side yard setback** is 1.8 metres for a **building** containing a **dwelling unit**;

(B) in addition to the uses permitted by the zone, the **lot** may be used for a **Place of Worship**.

(922) Exception RD 922

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **side lot line** is 0.9 metres;

(B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and

(C) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(923) Exception RD 923

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(924) Exception RD 924

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(925) Exception RD 925

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(926) Exception RD 926

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(927) Exception RD 927

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(928) Exception RD 928

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(929) Exception RD 929

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(930) Exception RD 930

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(931) Exception RD 931

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 9.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(932) Exception RD 932

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into this required yard setback ;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(933) Exception RD 933

The lands subject to this exception shall comply with all the following:

- (A) on a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres where the **lot line** abuts Kennedy Road; and
  - (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(934) Exception RD 934

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(935) Exception RD 935

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(936) Exception RD 936

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Drive; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(937) Exception RD 937

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(938) Exception RD 938

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(939) Exception RD 939

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(940) Exception RD 940

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum 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** shall be located in a **building**; and



- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(941) Exception RD 941

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Road; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(942) Exception RD 942

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(943) Exception RD 943

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 7.5 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and

- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(944) Exception RD 944

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **front lot line** is 3.0 metres;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(945) Exception RD 945

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (B) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(946) Exception RD 946

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres where the **lot line** abuts Kennedy Road; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres on one side only;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 6.0metres;
- (F) the maximum **lot coverage** is 40%; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(947) Exception RD 947

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) a garage shall be setback a minimum of 0.6 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(948) Exception RD 948

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(949) Exception RD 949

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(950) Exception RD 950

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **rear lot line** is 13.0 metres;

- (D) a garage shall be setback a minimum of 0.9 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(951) Exception RD 951

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) a garage shall be setback a minimum of 0.9 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(952) Exception RD 952

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Road or Finch Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (B) despite (A) the side **main wall** of a garage is to be a minimum of 3.0 metres from a **side lot line** that abuts a **street** other than Kennedy Road or Finch Avenue;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(953) Exception RD 953

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(954) Exception RD 954

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Drive; and
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(955) Exception RD 955

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres where the **lot line** abuts Kennedy Road;
  - (ii) 7.5 metres where the **lot line** abuts Huntingwood Drive; and
  - (iii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(956) Exception RD 956

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(957) Exception RD 957

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 Avenue, Finch Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in a **building**.
- (G) the office of veterinary doctor existing on the date of the passage of this By-law is permitted provided:
  - (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 is not to exceed 162 square metres;
  - (v) the number of **parking spaces** on the **lot** do not exceed 6; and
  - (vi) **parking spaces** are only located in a yard that abuts a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(958) Exception RD 958

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(959) Exception RD 959

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(960) Exception RD 960

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from the southerly **lot line** abutting **Lot 9** is 7.5 metres;
- (C) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing shall encroach into this required yard setback;
- (D) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(962) Exception RD 962

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 18.5 metres; and
- (B) the **building length** regulations do not apply.

(963) Exception RD 963

On these lands the minimum **front yard setback** is 8.0 metres.

(964) Exception RD 964

On these lands the minimum **front yard setback** is 9.5 metres.

(965) Exception RD 965

On these lands the minimum **front yard setback** is 12.5 metres.

(966) Exception RD 966

The lands subject to this exception shall comply with all the following:

(A) for **lots** municipally known as 8 to 24, 33 Blyth Hill Road, the minimum **front yard setback** is 10.7 metres; and

(B) the minimum **side yard setback** is 1.8 metres.

(968) Exception RD 968

The lands subject to this exception must comply with prevailing by-law section 955.10.(16).

(969) Exception RD 969

On these lands the following by-law prevails, being former City of North York by-law 32041.

(970) Exception RD 970

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot area** is 0.8 hectares;

(B) the minimum **lot frontage** is 60 metres;

(C) the minimum **front yard setback** is 30 metres;

(D) the minimum **building setback** from **side lot line** is 1.8 metres from one side and 2.4 metres from the other side;

(E) the minimum **rear yard setback** is 9.5 metres;

(F) the maximum **building** height is 13 metres; and

(G) the maximum **lot coverage** is 25%.

(971) Exception RD 971

The lands subject to this exception shall comply with all the following:

(A) lands on Registered Plan M-809 may be used for a **detached house** if:

(i) the **lot** has a minimum **front yard setback** of 9.14m;

(ii) maximum **lot coverage** is 25%;

(iii) **ancillary buildings** shall not occupy more than 5% of the **lot area** or 93m<sup>2</sup>, whichever is the lesser, and this shall include the floor area of a garage attached to the main **building**; and

(iv) all other provisions of this By-law are complied with.

(972) Exception RD 972

The lands subject to this exception shall comply with all the following:

(A) lands on Registered Plan M-809 may be used for a **detached house** if:

(i) the **lot** has a minimum **front yard setback** of 9.14m;

(ii) maximum **lot coverage** is 25%;

(iii) **ancillary buildings** shall not occupy more than 5% of the **lot area** or 93m<sup>2</sup>, whichever is the lesser, and this shall include the floor area of a garage attached to the main **building**; and

(iv) the regulations of this by-law for **building length** do not apply; and

(v) all other provisions of this By-law are complied with.

(973) Exception RD 973

The lands subject to this exception shall comply with all the following:

(A) lands on Registered Plan M-809 may be used for a **detached house** if:

(i) the **lot** has a minimum **front yard setback** of 9.14m;

(ii) maximum **lot coverage** is 25%;



- (iii) **ancillary buildings** shall not occupy more than 5% of the **lot area** or 93m<sup>2</sup>, whichever is the lesser, and this shall include the floor area of a garage attached to the main **building**; and
- (iv) 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 16.8metres from the northerly limit of Shady Oaks Crescent, 2.74metres from the westerly **lot line**; and
- (v) all other provisions of this By-law are complied with.

(974) Exception RD 974

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) minimum setback from a **side lot line** is 1.0 metres
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 36 metres, where the **lot line** abuts Sheppard Avenue or Finch Avenue 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** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(975) Exception RD 975

The lands subject to this exception shall comply with all the following:

- (A) on **Lots** 15 to 18 inclusive, registered plan 3456:
  - (i) the minimum **lot frontage** by 30 metres;
  - (ii) minimum **lot area** be 1850 square metres;
  - (iii) minimum **front yard setback** is:
    - (a) 15.0 metres from Fifeshire Road; and
    - (b) 18 metres from Bayview Avenue; and
  - (iv) all other applicable regulations of the by-law apply.

(976) Exception RD 976

The lands subject to this exception shall comply with all the following:

- (A) for a detach house the following standards shall apply:
  - (i) the minimum setback from a **side lot line** is 1.2 metres;
  - (ii) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
  - (iii) required **parking space** shall be located in the principal **building**;
  - (iv) the minimum setback from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road is 27.0 metres, measured from the original centreline of the **street**; and
- (B) a **place of worship** is permitted provided it complies with the following:
  - (i) the minimum setback from a **lot line** that abuts a **street** is:

- (a) 27.0 metres where the **lot line** abuts Ellesmere Road, Lawrence Avenue or Markham Road, measured from the original centreline of the **street**; and
- (b) 12.0 metres in all other cases;
- (ii) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (iii) the **gross floor area** used for a **place of worship** not be more than 80% of the that portion of the **lot area** containing the **place of worship**;

(977) Exception RD 977

The lands subject to this exception shall comply with all the following:

- (A) if the lands are municipally known as 40 to 46 (even only) Risa Boulevard and 3 to 15 Topview Court:
  - (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 length of dwelling is 16.8 metres;
  - (vii) for a **key lot**, the maximum length of dwelling must be measured from the **front wall** of the dwelling; and
  - (viii) for those lands shown as **Lot 2** (40 Risa Boulevard the maximum coverage shall be 39%; and
- (B) if the lands are municipally known as 33 to 39 (odd only) Risa Boulevard:
  - (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** shall be 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 length of dwelling is 16.8 metres; and
  - (vi) the maximum **driveway** slope is 10%.

(978) Exception RD 978

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard setback** is 4.6 metres;
- (B) the minimum **rear yard setback** is 7.9metres;
- (C) the minimum east **side yard setback** is 0.48metres;
- (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
- (F) the maximum **lot coverage** is 45%.

(979) Exception RD 979

The lands subject to this exception shall comply with all the following:

- (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.

(980) Exception RD 980

The lands subject to this exception shall comply with all the following:

- (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 and the total of both **side yards** 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 drive 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**.

(981) Exception RD 981

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (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 home that existed on the date of the enactment of this by-law; and
  - (ii) a **parking space** may only be located in the **rear yard**.

(982) Exception RD 982

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted by the zone, the **lot** may be used for a business office and professional office, if:
  - (i) the maximum gross floor are 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.

(983) Exception RD 983

The lands subject to this exception shall comply with all the following:

- (A) despite regulations to the contrary, the only uses permitted area **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**; and
- (F) a minimum of 120 **parking space** are located on the **lot**; and

(G) a **parking space** is to be set back at least 3.0 metres from a **side lot line** and **rear lot line** that abuts a **lot** in a Residential Zone category.

(984) Exception RD 984

The lands subject to this exception shall comply with all the following:

- (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 Street 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 must be 4.2m.

(985) Exception RD 985

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (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.

(986) Exception RD 986

The lands subject to this exception shall comply with all the following:

- (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 Avenue is also permitted.

(987) Exception RD 987

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (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**.

(988) Exception RD 988

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
- (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:
  - (i) a minimum of six **parking spaces** are located on the **lot**.

(989) Exception RD 989

The lands subject to this exception shall comply with all the following:

- (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
- (iii) The maximum **lot coverage** is 50%; and
- (iv) all other applicable regulations are complied with.

(990) Exception RD 990

The lands subject to this exception shall comply with all the following:

- (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 said **building** is used by the teacher as his residences;
  - (ii) the maximum **gross floor area** to be devoted to the driving school and accessory offices uses shall be 13.4m<sup>2</sup>;
  - (iii) the minimum **lot frontage** shall be 12.41 metres;
  - (iv) the minimum **lot area** shall be 486.2 square metres;
  - (v) the minimum **building** set back 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
  - (vi) a garage must be set back a minimum of 0.27 metres from the **rear lot line** and 0.91 metres from a **side lot line**.

(991) Exception RD 991

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is:
  - (i) 1.2 metres on each side for a one **storey building**; and
  - (ii) 1.2 metres one side and 1.8 metres other side for a two **storey building**.

(992) Exception RD 992

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 8.2 metres;
- (B) the minimum **lot area** is 263 square metres;
- (C) the minimum **front yard** is 4.6 metres;
- (D) the minimum south **side yard** is 0.6 metres;
- (E) the minimum north **side yard** is 1.2 metres;
- (F) the minimum **rear yard** is 10.5 metres;
- (G) the maximum **lot coverage** is 36.1%; and
- (H) the maximum dwelling length is 16.8 metres.

(993) Exception RD 993

The lands subject to this exception shall comply with all the following:

- (A) the minimum **front yard** is 9.0 metres; and

(B) the maximum **lot coverage** is 30.0%.

(994) Exception RD 994

The lands subject to this exception must comply with prevailing by-law section 955.1(179).

(995) Exception RD 995

The lands subject to this exception shall comply with all the following:

(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**.

(996) Exception RD 996

The lands subject to this exception shall comply with the following:

(A) 81 Clouston:

- (i) the maximum **lot coverage** is 35%; and
- (ii) the minimum **rear yard setback** is 7.6 metres.

(B) 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.

(997) Exception RD 997

The lands subject to this exception shall comply with the following:

(A) in addition to the uses permitted by the zone, a **day nursery** is permitted.

(998) Exception RD 998

The lands subject to this exception shall comply with the following:

- (A) the minimum **front yard setback** is 15 metres; and
- (B) the minimum **side yard setback** is 7.5 metres.

(999) Exception RD 999

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto by-law 108-2001(OMB).

(1000) Exception RD 1000

The lands subject to this exception shall comply with all the following:

- (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; and
- (C) the maximum **lot coverage** is 25%.

(1001) Exception RD 1001

The lands subject to this exception shall comply with all the following:

- (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%.

(1002) Exception RD 1002

The lands subject to this exception must comply with prevailing by-law section 955.10.(199).

(1003) Exception RD 1003

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres;
  - (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:
    - (i) all other regulations of this by-law are complied with.

(1004) Exception RD 1004

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.8 metres.

(1005) Exception RD 1005

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **side lot line** is 1.8 metres;
- (B) in addition to the uses permitted by the zone, the **lot** may be used for a **personal service shop** (hair salon), 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 space** is 5; and
  - (v) the minimum **side yard setback** is 1.8 metres.

(1006) Exception RD 1006

The lands subject to this exception shall comply with all the following:

- (A) in addition to the uses permitted in the zone, a business office and professional office is also permitted, if:
  - (i) it is located on 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**; and
  - (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.

(1007) Exception RD 1007

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 10.0 metres
- (B) the maximum height of a principal **building** is 12.5 metres and a maximum of 3 storeys, except for the lands in the block contained within the boundary of Cross Street, Church Street, King George Road and Coulter Avenue, in which case the maximum height of a principal **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; and
- (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%
  - (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 shall have a finished floor elevation lower than the elevation of the crown of the road from which access to the private garage is provided;
  - (ii) an integral garage is 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;
- (L) the following properties municipally known as:  
75, 75A, 77, 79, 81, and 83 Coulter Avenue; 8, 10, 34 and 34A Cross Street; 6, and 7 Conron Place; 6, 8, 14, 14B, 16, 18, 19, 19A, 35, 35A, 45 and 47 Church Street; 1, 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, and 29 King George Road; 49, and 57/57A George Street; 23, and 25 Fern Avenue; and 25, 27, 29, and 31 Little Avenue, may:
  - (i) continue to be used for a **semi-detached house** if any additions or alterations to the **semi-detached house** existing on the property on the date of passage 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.

(1008) Exception RD 1008

The lands subject to this exception must comply with prevailing by-law section 955.10.(181).

(1009) Exception RD 1009

The lands subject to this exception shall comply with all the following:



- (A) in addition to the uses permitted in the zone, **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) (i) 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.
- (1010) Exception RD 1010
- The lands subject to this exception shall collectively comply with the following:
- (A) the site may be used for 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.
  - (C) the length of dwelling regulations in this by-law do not apply to these **lots**.
- (1011) Exception RD 1011
- The lands subject to this exception shall comply with the following:
- (A) the minimum **front yard setback** is 22 metres.
  - (B) Regulation 955.10.(628).
- (1012) Exception RD 1012
- The lands subject to this exception shall comply with the following:
- (A) in addition to the uses permitted by the zone, a school is also permitted;
  - (B) the minimum **front yard setback** is 22 metres.
- (1013) Exception RD 1013
- The lands subject to this exception shall comply with the following:
- (A) the minimum **building setback** from the west **side lot line** is 0.3 metres.
- (1014) Exception RD 1014
- The lands subject to this exception shall comply with the following:
- (A) the minimum **side yard setback** is 1.8 metres;
  - (B) in addition to the uses permitted by the zone, a school and a **student residence** is also permitted.
- (1015) Exception RD 1015
- The lands subject to this exception must comply with prevailing by-law section 955.10.(198).
- (1016) Exception RD 1016
- The lands subject to this exception must comply with prevailing by-law section 955.10.(185).
- (1017) Exception RD 1017

The lands subject to this exception must comply with prevailing by-law section 955.10.(194).

(1018) Exception RD 1018

The lands subject to this exception shall comply with the following:

- (A) in addition to the uses permitted by the zone, a medical office and dental office is also permitted if:
  - (i) the **dwelling unit** is the principal residents of the practitioner;
- (B) one **semi-detached house** is permitted on the lands known as 17 and 17A Elhurst Court.
- (C) the maximum height of a **detached house** is 1 **storey**; and
- (D) the maximum height of a private garage is 3.6 metres.

(1019) Exception RD 1019

The lands subject to this exception shall comply with the following:

- (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.

(1020) Exception RD 1020

The lands subject to this exception must comply with prevailing by-law section 955.10.(196).

(1021) Exception RD 1021

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (C) the maximum **lot coverage** is 50%;
- (D) the required **parking space** shall be located in the principal **building**;
- (E) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1022) Exception RD 1022

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 36.0 metres, where the **lot line** abuts Finch Avenue, measured from the original centreline of the **street**;
  - (iii) 25.0 metres, where the **lot line** abuts Brimley Road, measured from the original centreline of the **street**; and

- (iv) 6.0 metres where the **lot line** abuts any other **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (E) the maximum **lot coverage** is 50%;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1023) Exception RD 1023

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (E) the required **parking space** shall be located in the principal **building**;
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1024) Exception RD 1024

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1025) Exception RD 1025

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1026) Exception RD 1026

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Finch Avenue, McCowan Road or Middlefield Road; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(1027) Exception RD 1027

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Midland Avenue;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Boulevard, Cleadon Road or South Shields Avenue; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1028) Exception RD 1028

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1029) Exception RD 1029

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Midland Avenue;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Boulevard, Cleadon Road or South Shields Avenue; and

- (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1030) Exception RD 1030

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1031) Exception RD 1031

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a line that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (E) the maximum **lot coverage** is 50%;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (G) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1032) Exception RD 1032

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts McCowan Road, Brimley Road or Brimwood Boulevard; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1033) Exception RD 1033

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that does not abut a **street** is 1.0 metres on one side only;
- (B) the minimum 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** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1034) Exception RD 1034

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** that does not abut a **street** is 1.0 metres on one side only;
- (C) the maximum **lot coverage** is 40%;
- (D) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1035) Exception RD 1035

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that does not abut a **street** is 1.0 metres on one side only;

- (B) the maximum **lot coverage** is 50%; and
- (C) the required **parking space** shall be located in a **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1036) Exception RD 1036

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1037) Exception RD 1037

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1038) Exception RD 1038

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1039) Exception RD 1039

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.6 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the maximum **lot coverage** is 40%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1040) Exception RD 1040

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.6 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1041) Exception RD 1041

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;

- (B) the minimum setback from a **lot line** that abuts a **street** is 3.6 metres;
- (C) a garage shall be setback a minimum of 0.3 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 provided that they are setback 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) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1042) Exception RD 1042

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.6 metres;
- (B) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (C) the maximum **lot coverage** is 50%;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1043) Exception RD 1043

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.6 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the maximum **lot coverage** is 40%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1044) Exception RD 1044

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1045) Exception RD 1045

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.6 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1046) Exception RD 1046

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(1047) Exception RD 1047

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the maximum setback from a **lot line** that abuts Middlefield Road is 6.0 metres;
- (C) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1048) Exception RD 1048

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1049) Exception RD 1049

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the maximum setback from a **lot line** that abuts Middlefield Road is 6.0 metres;
- (E) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;

- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1050) Exception RD 1050

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1051) Exception RD 1051

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1052) Exception RD 1052

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Drive or Chartland Boulevard South; and

- (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** that does not abut a **street** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1053) Exception RD 1053

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres for **lots** 1, 2 3 and 4.
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** that does not abut a **street** is 1.2 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1054) Exception RD 1054

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 36.0 metres where the **lot line** abuts Finch Avenue or McCowan Road;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** that does not abut a **street** is 1.2 metres;
- (C) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(1055) Exception RD 1055

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that does not abuts a **street** is 0.9 metres;
- (B) the minimum 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 provided that they are setback 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
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1056) Exception RD 1056

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (D) The minimum setback from a **side lot line** or **rear lot line** that abuts Finch Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1057) Exception RD 1057

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Drive or Chartland Boulevard South; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** that does not abuts a **street** is 1.2 metres;

- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1058) Exception RD 1058

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Drive or Chartland Boulevard South; and
  - (ii) 6.0 metres in all other cases; and
- (C) the minimum setback from a **side lot line** that does not abut a **street** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1059) Exception RD 1059

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** that does not abut a **street** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1060) Exception RD 1060

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Chartland Boulevard South;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** that does not abut a **street** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1061) Exception RD 1061

The lands subject to this exception must comply with the following:

- (A) an addition to the **detached house** on the site may be permitted if the **rear yard setback** is at least 4.5 metres.

(1062) Exception RD 1062

The lands subject to this exception must comply with the following:

- (A) the minimum **front yard setback** is 6.0 metres; and
- (B) the minimum setback from the west **lot line** (side yard) is 1.2 m.

(1063) Exception RD 1063

The lands subject to this exception must comply with the following:

- (A) the site may be used for two **residential buildings**; one **apartment building** containing a maximum of ten **dwelling units** and the other a **duplex building**; and
- (B) the **front yard setback** must be at least 27.0 metres.

(1064) Exception RD 1064

The lands subject to this exception must comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Avenue;
  - (ii) 7.5 metres if the **lot line** abuts Chester Le Boulevard and Pharmacy Avenue; and
  - (iii) 6.0 metres from any other **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1065) Exception RD 1065

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Pharmacy Avenue or Warden Avenue; and
  - (ii) 6.0 metres from any other **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1066) Exception RD 1066

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(1067) Exception RD 1067

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1068) Exception RD 1068

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Boulevard or Collingsbrook Boulevard; and
  - (ii) 4.5 metres from any other **street**;
- (E) where the **main wall** containing a **vehicle** entrance to a **parking space** shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (F) an attached garage is to be at least 0.3 metres from a **side lot line**;
- (G) the maximum **lot coverage** is 40%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1069) Exception RD 1069

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 3.0 metres if the **lot depth** is less than 30.5 metres;
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 1.2 metres;

- (E) the minimum setback from a **rear lot line** is:
  - (i) 7.5 metres if the **lot depth** is more than 30.5 metres;
  - (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) where the **main wall** containing a **vehicle** entrance to a **parking space** shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (H) an attached garage is to 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1070) Exception RD 1070

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;
  - (ii) 6.0 metres from any other **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1071) Exception RD 1071

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1072) Exception RD 1072

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 8.5 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) nothing shall encroach into a required **side yard**;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1073) Exception RD 1073

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (D) nothing shall encroach into a required **side yard**;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1074) Exception RD 1074

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (B) nothing shall 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** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1075) Exception RD 1075

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (B) nothing shall encroach into a required **side yard**;
- (C) the maximum **lot coverage** is 40%; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1076) Exception RD 1076

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum 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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1077) Exception RD 1077

The lands subject to this exception shall comply with all the following:

- (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 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 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 provided that they are setback 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** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1078) Exception RD 1078

The lands subject to this exception shall comply with all the following:

- (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 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1079) Exception RD 1079

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1080) Exception RD 1080

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;

- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) a garage is to be at least 0.3 metres from a **side lot line**;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1081) Exception RD 1081

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1082) Exception RD 1082

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Pharmacy Avenue or Birchmount Road;
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1083) Exception RD 1083

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;



- (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 9.0 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1084) Exception RD 1084

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) underground parking **structures** may be located in a required yard provided that they are setback 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** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1085) Exception RD 1085

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) a garage is to be at least 0.3 metres from a **side lot line**;
- (C) the maximum **lot coverage** is 40%; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1086) Exception RD 1086

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases;

- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **rear lot line** is 10.0 metres;
- (D) a garage is to be at least 0.3 metres from a **side lot line**;
- (E) the maximum **lot coverage** is 40%; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1087) Exception RD 1087

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (D) a garage is to be at least 0.3 metres from a **side lot line**;
- (E) the maximum **lot coverage** is 40%; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1088) Exception RD 1088

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 22.0 metres if the **lot line** abuts Pharmacy Avenue or Birchmount Road;
  - (iii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1089) Exception RD 1089

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;

- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (C) a garage is to be at least 0.3 metres from a **side lot line**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1090) Exception RD 1090

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) a garage is to be at least 0.3 metres from a **side lot line**;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1091) Exception RD 1091

The lands subject to this exception shall comply with all the following:

- (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 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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1092) Exception RD 1092

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 1.2 metres;

- (B) the maximum **lot coverage** is 40%;
- (C) a garage is to be at least 0.3 metres from a **side lot line**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1093) Exception RD 1093

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Pharmacy Avenue or Birchmount Road;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1094) Exception RD 1094

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (D) the maximum **lot coverage** is 40%; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1095) Exception RD 1095

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Pharmacy Avenue or Huntingwood Drive;

- (ii) 6.0 metres in all other cases
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1096) Exception RD 1096

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 7.5 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1097) Exception RD 1097

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Pharmacy Avenue or Huntingwood Drive;
  - (ii) 6.0 metres in all other cases
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (F) a garage is to be at least 0.3 metres from a **side lot line**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1098) Exception RD 1098

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 22.0 metres if the **lot line** abuts Pharmacy Avenue or Birchmount Road;
  - (iii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1099) Exception RD 1099

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) a garage is to be at least 0.3 metres from a **side lot line**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1100) Exception RD 1100

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park avenue, Warden Avenue, Kennedy Road, Finch Avenue or Sheppard Avenue, measured from the original centreline of the **street**;
  - (ii) 22.0 metres if the **lot line** abuts Pharmacy Avenue or Birchmount Road;
  - (iii) 7.5 metres in all other cases;
- (B) the minimum setback from a **side lot line** 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1101) Exception RD 1101

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Pharmacy Avenue or Birchmount Road;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** 0.9 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1102) Exception RD 1102

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 8.0 metres
- (B) the minimum setback from a **side lot line** is 1.0 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1103) Exception RD 1103

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 7.5 metres if the **lot line** abuts Pinemeadow Boulevard;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1104) Exception RD 1104

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;

- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1105) Exception RD 1105

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **side lot line** 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) a garage is to be at least 0.3 metres from a **side lot line**;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1106) Exception RD 1106

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Drive; and
  - (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1107) Exception RD 1107

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres if the **lot line** abuts Pinemeadow Boulevard;
- (B) the minimum setback from a **side lot line** 1.2 metres;



- (C) a garage is to be at least 0.3 metres from a **side lot line**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1108) Exception RD 1108

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** containing the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Boulevard or Collingbrook Boulevard; and
  - (ii) 4.5 metres in all other cases; and
- (F) the minimum setback from a **rear lot line** is 6.0 metres
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the maximum **lot coverage** is 45%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1109) Exception RD 1109

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Collingsbrook Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and

- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1110) Exception RD 1110

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** containing the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Boulevard or Collingbrook Boulevard; and
  - (ii) 4.5 metres in all other cases; and
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the maximum **lot coverage** is 40%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1111) Exception RD 1111

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 1.2 metres;
- (B) a garage is to be at least 0.3 metres from a **side lot line**;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1112) Exception RD 1112

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** containing the entrance to a **parking space**; and

- (ii) 6.0 metres for all other parts of the **building**;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1113) Exception RD 1113

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** containing the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) the minimum setback from a **side lot line** is 0.3 metres on one side and 1.0 metres on the other side, provided it is also a minimum of 6.0 metres from a **building** on the adjoining **lot**;
- (E) a garage is to be at least 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1114) Exception RD 1114

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** containing the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) the minimum setback from a **side lot line** is 0.3 metres on one side and 5.0 metres on the other side, provided it is also a minimum of 6.0 metres from a **building** on the adjoining **lot**;
- (E) a garage is to be at least 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1115) Exception RD 1115

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for the portion of a **main wall** containing 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 Avenue is:
  - (i) a minimum of 3.0 metres; and
  - (ii) a maximum of 6.0 metres; and
- (E) the minimum 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** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1116) Exception RD 1116

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Drive; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1117) Exception RD 1117

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** 1.0 metres;
- (C) the portion of **main wall** containing the entrance to a **parking space**, shall be setback 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** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(1118) Exception RD 1118

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** 1.0 metres;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback 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** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1119) Exception RD 1119

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 1.2 metres;
- (B) a garage is to be at least 0.3 metres from a **side lot line**;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1120) Exception RD 1120

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Kennedy Road or Finch Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) an **ancillary building** or **structure** shall be setback 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 principal **building** of the **lot**.; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1121) Exception RD 1121

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Drive; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1122) Exception RD 1122

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) a garage is to be at least 0.3 metres from a **side lot line**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1123) Exception RD 1123

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Kennedy Road or Finch Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) an **ancillary building** or **structure** shall be setback 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 principal **building** of the **lot**; and
- (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1124) Exception RD 1124

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Kennedy Road; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum 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** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1125) Exception RD 1125

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Road; and
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** 1.2 metres;
- (C) a **parking space** may be located in a yard that abuts Kennedy Road or Huntingwood Drive;
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1127) Exception RD 1127

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is :
  - (i) 9.0 metres if it abuts Centennial Road;
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum 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** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1128) Exception RD 1128

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1129) Exception RD 1129

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres if it abuts Lawrence Avenue; and
  - (ii) 4.5 metres in all other cases;



- (C) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1130) Exception RD 1130

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1131) Exception RD 1131

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **front lot line** is:
  - (i) 36.0 metres if the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**;
  - (ii) 7.5 metres if the **lot line** abuts Centennial Road; and
  - (iii) 6.0 metres in all other cases; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(1132) Exception RD 1132

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.5 metres if the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**.
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1133) Exception RD 1133

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **rear lot line** is 10.5 metres;
- (C) the minimum setback from a **lot line** that abuts a **lot** in an ON zone is 10.0 metres;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1134) Exception RD 1134

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 9.0 metres in all other cases; and

- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1135) Exception RD 1135

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the minimum 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) nothing shall encroach into a required **side yard setback**;
- (F) the maximum number of storeys is 2;
- (G) the maximum **lot coverage** is 45%;
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) the required **parking space** shall be located in a **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1136) Exception RD 1136

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 5.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **lot line** that abuts a **lot** in an ON zone is 10.0 metres;
- (D) the required **parking space** shall be located in the principal **building**.
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1137) Exception RD 1137

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the minimum 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) nothing shall encroach into a required **side yard setback**;
- (F) the maximum number of storeys is 2;
- (G) the maximum **lot coverage** is 45%;
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1139) Exception RD 1139

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the maximum **lot coverage** is 37%; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1140) Exception RD 1140

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1141) Exception RD 1141

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **rear lot line** is 13.7 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1142) Exception RD 1142

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1143) Exception RD 1143

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1144) Exception RD 1144

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**;
  - (ii) 17.5 metres in all other cases and measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1145) Exception RD 1145

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (C) the required **parking space** shall be located in the principal **building**.
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1146) Exception RD 1146

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(1147) Exception RD 1147

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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**;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1148) Exception RD 1148

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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**;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the required **parking space** shall be located in the principal **building**.
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1149) Exception RD 1149

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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**;
  - (ii) 6.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** is 0.9 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(1150) Exception RD 1150

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Road or Centennial Road;
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1151) Exception RD 1151

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Lawrence Avenue;
  - (ii) 4.5 metres in all other cases;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**.
- (G) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1152) Exception RD 1152

The lands subject to this exception shall comply with all the following:



- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback 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** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1153) Exception RD 1153

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1154) Exception RD 1154

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1155) Exception RD 1155

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Centennial Road;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the minimum setback from a **rear lot line** is 10.0 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) the required **parking space** shall be located in a **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1156) Exception RD 1156

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Road or Centennial Road;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1157) Exception RD 1157

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1158) Exception RD 1158

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 25.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1159) Exception RD 1159

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Meadowvale Road;
  - (ii) 4.5 metres in all other cases;
- (C) the required **parking space** shall be located in the principal **building**.
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1160) Exception RD 1160

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum 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** shall be located in a **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1161) Exception RD 1161

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the required **parking space** shall be located in the principal **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1162) Exception RD 1162

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1163) Exception RD 1163

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(1164) Exception RD 1164

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**.
- (F) the maximum height of a **building** is 10.0 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1165) Exception RD 1165

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1166) Exception RD 1166

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and

- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1167) Exception RD 1167

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1168) Exception RD 1168

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Conference Boulevard;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1169) Exception RD 1169

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 7.5 metres if the **lot line** abuts Conference Boulevard;
  - (iii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1170) Exception RD 1170

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Conference Boulevard;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1171) Exception RD 1171

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 7.5 metres if the **lot line** abuts Conference Boulevard;
  - (iii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;

- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1172) Exception RD 1172

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Road;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1173) Exception RD 1173

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Road;
  - (ii) 6.0 metres in all other cases; and
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1174) Exception RD 1174

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;



- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Road;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1175) Exception RD 1175

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1176) Exception RD 1176

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 25.5 metres if the **lot line** abuts Port Union Road, measured from the centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1177) Exception RD 1177

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1178) Exception RD 1178

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1179) Exception RD 1179

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1180) Exception RD 1180

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 25.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;

- (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1181) Exception RD 1181

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**;
  - (iii) 15.0 metres from the south **front lot lines**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1182) Exception RD 1182

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (E) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1183) Exception RD 1183

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) nothing shall encroach into a required **side yard setback**;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (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) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) the required **parking space** shall be located in a **building**.

(1184) Exception RD 1184

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (E) nothing shall 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 shall be setback 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%;
- (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) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (K) the required **parking space** shall be located in a **building**; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1185) Exception RD 1185

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (D) nothing shall encroach into a required **side yard setback**;

- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (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) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) the required **parking space** shall be located in a **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1186) Exception RD 1186

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; 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 shall 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** shall be provided for a **dwelling unit**; and
  - (iv) a maximum of 3 **parking space** may be located in a **front yard**.
  - (v) the **place of worship building** complies to all other setback and height requirements for a **detached house** of the **lot**.

(1187) Exception RD 1187

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 9.0 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and

- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1188) Exception RD 1188

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1189) Exception RD 1189

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (D) nothing shall 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 shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **lot coverage** is 50%;
- (H) 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;
- (I) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (J) the required **parking space** shall be located in a **building**; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1190) Exception RD 1190

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) nothing shall encroach into a required **side yard setback**;
- (D) the maximum height is the lesser of 3 storeys or 10.5 metres;
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **lot coverage** is 50%;
- (G) 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;
- (H) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) the required **parking space** shall be located in a **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1191) Exception RD 1191

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) underground **structures** may be located in a required yard provided that they are setback 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** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1192) Exception RD 1192

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) nothing shall 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) 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;
- (I) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (J) the required **parking space** shall be located in a **building**; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1193) Exception RD 1193

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) nothing shall 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) 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;
- (I) where the **vehicle** entrance to a garage also faces a **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (J) the required **parking space** shall be located in a **building**; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1194) Exception RD 1194

The lands subject to this exception shall comply with the following:

- (A) the maximum **gross floor area** must not be greater than 1,528 square metres; and
- (B) minimum **side yard setback** of 1.8 metres.

(1195) Exception RD 1195

The lands subject to this exception shall comply with the following:

- (A) the maximum **gross floor area** must not be greater than 1,534 square metres; and



(B) minimum **side yard setback** of 1.8 metres.

(1196) Exception RD 1196

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto by-law 735-2005(OMB).

(1197) Exception RD 1197

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 30189.

(1198) Exception RD 1198

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1., being City of Toronto by-laws 1001-2003, 815-2005.

(1199) Exception RD 1199

The lands subject to this exception must comply with prevailing by-law section 955.10.(186) and the applicable prevailing By-law in Article 950.60.1., being City of York By-law 12349.

(1200) Exception RD 1200

The lands subject to this exception shall comply with the following:

(A) The minimum **front yard setback** is:

- (i) 14.3 metres for 3 Strathearn Road; and
- (ii) 12.8 metres for 3A Strathearn Road;

(B) the maximum **gross floor area** is:

- (i) 1,111 square metres for 3 Strathearn Road; and
- (ii) 568 square metres for 3A Strathearn Road.

(C) for 3 Strathearn Road and for 3A Strathearn Road the maximum downward slope of a **driveway** leading to a depressed private garage must not exceed 11%.

(1201) Exception RD 1201

The lands subject to this exception must comply with prevailing by-law section 955.10.(188).

(1202) Exception RD 1202

The lands subject to this exception must comply with prevailing by-law section 955.10.(189).

(1203) Exception RD 1203

The lands subject to this exception must comply with prevailing by-law section 955.10.(190).

(1204) Exception RD 1204

The lands subject to this exception must comply with prevailing by-law section 955.10.(191).

(1205) Exception RD 1205

The lands subject to this exception must comply with prevailing by-law section 955.10.(192).

(1206) Exception RD 1206

The lands subject to this exception must comply with prevailing by-law section 955.10.(193).

(1207) Exception RD 1207

The lands subject to this exception must comply with prevailing by-law section 955.10.(183).

(1208) Exception RD 1208

The lands subject to this exception must comply with prevailing by-law section 955.10.(202).

(1209) Exception RD 1209

The lands subject to this exception shall comply with the following:

- (B) the only permitted **building** type is a **detached house**;
- (C) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law; and
- (D) the maximum **lot coverage** is 50%;
- (E) a **detached house** must have only 2 storeys;
- (F) the second **storey** must have an **gross floor area** that is at least 70% 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) 0.45 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.

(1210) Exception RD 1210

The lands subject to this exception shall comply with the following:

- (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 only permitted **building** type is a **detached house**;
- (C) the minimum **lot frontage** 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 only 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; and
- (I) the maximum number of **parking spaces** that may be located in a garage is 2.

(1211) Exception RD 1211

The lands subject to this exception shall comply with the following:

- (A) in addition to the uses permitted by the zone, a racquet **club** is also permitted.

(1212) Exception RD 1212

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.10.1, being former Borough of East York by-laws 27-80 and 81-86.

(1213) Exception RD 1213

The lands subject to this exception shall comply with all the following:

- (A) the maximum **building** height is not to 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**;
- (D) the minimum **rear yard setback** is 9.0 metres if the **rear lot line** abuts either Finch Avenue west or Humberline Drive.

(1214) Exception RD 1214

The lands subject to this exception shall comply with all the following:

- (A) 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**.

(1215) Exception RD 1215

The lands subject to this exception shall comply with all the following:

- (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 bylaw;
  - (ii) the maximum **lot coverage** shall be 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**; and
    - (v) the required **front yard** must be **landscaped**; and
    - (vi) a minimum of 160 **parking spaces** shall be provided.

(1216) Exception RD 1216

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 40%;
- (B) the minimum **side yard setback** must be 1.8 metres.

(1217) Exception RD 1217

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the portion of a principal **building** containing a **parking space** is to be setback from a **side lot line** a minimum of 0.3 metres; and
- (F) a required **parking space** is to be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1218) Exception RD 1218

The lands subject to this exception shall comply with all the following:

- (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1219) Exception RD 1219

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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** is:
  - (i) 4.5 metres
  - (ii) 1.2 metres in all other cases;
- (E) the portion of **main wall** containing the entrance to a **parking space**, must be setback a minimum of 6.0 metres from a **lot line** abutting a **street**.
- (F) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) a below grade parking **structures** may be permitted in a **front yard** if it is setback 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 the average elevation of grade at the **front lot line**; and
- (H) the maximum number of storeys is 2.

(1220) Exception RD 1220

The lands subject to this exception shall comply with all the following:

- (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** is:
  - (i) 4.5 metres
  - (ii) 1.2 metres in all other cases;
- (E) the portion of **main wall** containing the entrance to a **parking space**, must be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) an attached or detach garage shall be setback 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.

(1221) Exception RD 1221

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot depth** is 30 metres;
- (B) the minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) the principal **building** is to cover a minimum of 139 square metres.

(1222) Exception RD 1222

The lands subject to this exception shall comply with all the following:

- (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 is to encroach into the required **side yard**;
- (C) The maximum **lot coverage** is 50%; and
- (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.

(1223) Exception RD 1223

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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; and
- (E) the part of **building** containing a **parking space** may be setback from a **side lot line** a minimum of 0.3

metres if it is also a minimum of 1.5 metres from the principal **building**, excluding the part of **building** containing 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 principal **building**.

(1224) Exception RD 1224

The lands subject to this exception shall comply with all the following:

(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; and

(C) the part of **building** containing a **parking space** may be setback from a **side lot line** a minimum of 0.3 metres if it is also a minimum of 1.5 metres from the principal **building**, excluding the part of **building** containing 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 principal **building**.

(1225) Exception RD 1225

The lands subject to this exception shall comply with all the following:

(A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and

(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 contains an entrance to a **parking space** is to 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 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**.

(1226) Exception RD 1226

The lands subject to this exception shall comply with all the following:

(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 is to encroach into a required **side yard**;

(D) the required **parking space** must be located in the principal **building**;

(1227) Exception RD 1227

The lands subject to this exception shall comply with all the following:

(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 contains an entrance to a **parking space** is to 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;
- (F) the maximum **lot coverage** is 50%; and
- (D) the required **parking space** must be located in a **building**.

(1228) Exception RD 1228

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts St. Clair Avenue, McCowan Road, Brimley Road and Bellamy Road 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; and
- (C) the maximum number of storeys is 2; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1229) Exception RD 1229

The lands subject to this exception shall comply with all the following:

- (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 Road, Morrish Road, Meadowvale Road or Military Trail;
  - (ii) 6.0 metres in all other cases; and
- (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;
- (D) the maximum **floor space index** for a **lot** is the lesser of:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1230) Exception RD 1230

The lands subject to this exception shall comply with all the following:

- (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1231) Exception RD 1231

The lands subject to this exception shall comply with all the following:

- (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 Road, Guildwood Parkway, Morningside Avenue, and Galloway Road; and
  - (ii) 6.0 metres in all other cases; and
- (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; and
- (C) no **building** or **structure** is to be located within 76.0 m 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) the maximum **floor space index** for a **lot** is the lesser of:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1232) Exception RD 1232

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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**; and
- (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** containing 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**.



(1233) Exception RD 1233

The lands subject to this exception shall comply with all the following:

- (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 Road, Danforth Road, McCowan Road or Midland Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (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%.

(1234) Exception RD 1234

The lands subject to this exception shall comply with all the following:

- (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 Road, Danforth Road, McCowan Road and Midland Avenue; 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) 0.9 metres in all other cases.

(1236) Exception RD 1236

The lands subject to this exception shall comply with all the following:

- (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 **lot line** abuts a **street**; and
  - (ii) 0.9 metres in all other cases;
- (C) the portion of a principal **building** containing the required **parking space** must be setback from a **side lot line** a minimum of 0.3 metres; and
- (D) the maximum **lot coverage** is 33%.

(1237) Exception RD 1237

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **front lot line** is 22.0 metres, measured from the original centreline of Birchmount Road, St. Clair Avenue, Danforth Road and Kennedy Road;
- (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%.

(1238) Exception RD 1238

The lands subject to this exception shall comply with all the following:

- (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 m on a public **street** and a minimum area of 464 m<sup>2</sup>;

- (B) the minimum **building setback** from a **lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road 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 principal **building**; and
  - (iii) 0.9 metres in all other cases.

(1239) Exception RD 1239

The lands subject to this exception shall comply with all the following:

- (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 Road, Danforth Road, Brimley Road, McCowan Road and Midland Avenue; 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) 1.2 metres in all other cases; and
- (C) the portion of a **building** containing a required **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

(1240) Exception RD 1240

The lands subject to this exception shall comply with all the following:

- (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%.

(1241) Exception RD 1241

The lands subject to this exception shall comply with all the following:

- (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 Road; and
  - (ii) 6.0 metres in all other cases;
- (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.

(1242) Exception RD 1242

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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 Drive: and
  - (ii) 6.0 metres in all other cases; and
- (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 Avenue, Sheppard Avenue and Warden Avenue; and
  - (iii) 1.2 metres in all other cases; and
- (E) on reversed **lots**, the rear 1.5 m must be used for **landscaping** purposes only.

(1243) Exception RD 1243

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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; and
- (D) the required **parking space** must be located in the principal **building**;
- (E) the portion of the main **building** containing the required **parking space** may be located a minimum of 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1244) Exception RD 1244

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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; and
- (D) the required **parking space** must be located in the principal **building**;
- (E) the portion of the main **building** containing the required **parking space** may be located a minimum of 0.3 metres from a **side lot line**; and
- (F) on reversed **lots**, the rear 1.5 m must be used for **landscaping** purposes only; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1245) Exception RD 1245

The lands subject to this exception shall comply with all the following:

- (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 Avenue;
  - (ii) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Avenue, Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road; and
  - (ii) 6.0 metres on all other cases; and
- (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** containing a **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

(1246) Exception RD 1246

The lands subject to this exception shall comply with all the following:

- (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; and
- (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**.

(1248) Exception RD 1248

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.

(1249) Exception RD 1249

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) On a **lot**, the minimum **lot area** is 900 square metres.

(1250) Exception RD 1250

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and

- (B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.

(1251) Exception RD 1251

The lands subject to this exception must comply with the following:

- (A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.

(1252) Exception RD 1252

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (D) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (E) For the purposes of (C) and (D) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1253) Exception RD 1253

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(1254) Exception RD 1254

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided:
- (i) the **building** does not exceed 9 storeys in height facing the **front lot line**;
  - (ii) the **building** does not exceed 8 storeys in height facing the **rear lot line**;
  - (iii) a maximum of 12 **dwelling units** have a minimum **interior floor area** of 45 square metres each; and
  - (iv) the remaining **dwelling units** have a minimum **interior floor area** of 70 square metres each.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the

principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(1255) Exception RD 1255

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** with an **ancillary eating establishment** is a permitted use provided:
  - (i) the **ancillary eating establishment** is completely contained within the **apartment building** with no direct access to the **street**;
  - (ii) the **ancillary eating establishment interior floor area** does not exceed 52 square metres;
  - (iii) no signage or notice of the **ancillary eating establishment** is displayed on the exterior of the **apartment building**; and
  - (iv) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the **ancillary eating establishment**, and the spaces are clearly so designated.
- (B) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (D) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (E) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.

(1256) Exception RD 1256

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **duplex** or the conversion of a **detached house** to provide three or more **dwelling units** is permitted.

(1257) Exception RD 1257

(A) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 10.5 metres if it contains a **detached house**;
- (ii) 15 metres if it contains a **semi-detached house**;
- (iii) 10.5 metres if it contains a **duplex**;
- (iv) 10.5 metres if it contains a **triplex**;
- (v) 15 metres if it contains a **fourplex**;and
- (vi) 7.5 metres if it contains a **townhouse**.

(1259) Exception RD 1259

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use.

(1261) Exception RD 1261

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(1262) Exception RD 1262

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1263) Exception RD 1263

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1264) Exception RD 1264

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **duplex** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1265) Exception RD 1265

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(1266) Exception RD 1266

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not

exceed the height of the **building** being replaced.

(B) On a **lot**, a **semi-detached house** or **fourplex** is not a permitted use

(C) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1267) Exception RD 1267

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1268) Exception RD 1268

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, the minimum **lot area** is 900 square metres.

(C) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1269) Exception RD 1269

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **duplex** is a permitted use subject to the requirements of a **duplex** in an R zone.

(1270) Exception RD 1270

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **detached house** with three or more **dwelling units** is a permitted use, provided:

(i) the **detached house** is at least 40 years old and contains a grossfloor area of at least 280 square metres;

(ii) each **dwelling unit** has an **interior floor area** greater than 55.0 square metres, except in the case of an attic where the **interior floor area** must exceed 42.0 square metres; and

(iii) no exterior addition or major exterior alteration of the **detached house** is made.



(1271) Exception RD 1271

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a food manufacturing, clothing manufacturing, wood product manufacturing, and packaging of any goods is a permitted use.
- (B) On a **lot**, a **vehicle service shop**, **vehicle repair shop**, **vehicle fuel station**, **vehicle washing establishment**, **club**, **community centre**, **entertainment place of assembly**, **vehicle depot**, fabricated metal manufacturing, and a **production studio** is not a permitted use; and
- (C) the maximum **interior floor area** used for an **eating establishment** is 200 square metres.

(1272) Exception RD 1272

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **community centre**, **day nursery**, office, **private school**, **religious education use**, library, **museum**, **eating establishment**, **take-out eating establishment**, or **retail store** is a permitted use.

(1273) Exception RD 1273

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a police communications tower and associated communications equipment **building** is permitted provided:
  - (i) the associated communications equipment **building** does not exceed one-**storey** in height; and
  - (ii) no goods, material or equipment are stored outdoors.

(1274) Exception RD 1274

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **private school** or a **religious education use** is a permitted use.

(1275) Exception RD 1275

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:
  - (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
  - (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
  - (iii) The residential **detached house** is at least 20 years old;
  - (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
  - (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
  - (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.

(1276) Exception RD 1276

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:
- (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
  - (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
  - (iii) The residential **detached house** is at least 20 years old;
  - (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
  - (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
  - (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.
- (B) On a **lot**, 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 Avenue West; and
- (C) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.

(1277) Exception RD 1277

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.

(1278) Exception RD 1278

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **building length** is 14.0 metres.

(1279) Exception RD 1279

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a semi-detached dwelling is not a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(1280) Exception RD 1280

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) does not apply to these lands.

(B if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:

- (i) 12 metres if it contains a **detached house**;
- (ii) 18 metres if it contains a **semi-detached house**;

(1281) Exception RD 1281

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade; and
- (C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.

(1282) Exception RD 1282

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres.

(1283) Exception RD 1283

The lands subject to this exception must comply with the following:

- (A) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(1284) Exception RD 1284

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993; and
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

- (i) it existed on the **lot** on December 13, 1993;
- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and

(iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(1285) Exception RD 1285

The lands subject to this exception must comply with the following:

(A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:

(i) it existed on the **lot** on December 13, 1993; and

(ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.

(B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:

(i) it existed on the **lot** on December 13, 1993;

(ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and

(iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(C) On a **lot**, a minimum of 60% of the **first floor main wall** facing a **lot line** that abuts Bloor Street West of a **building** must be used for non-residential uses permitted by the zone.

(1286) Exception RD 1286

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;

(B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and

(C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.

(1287) Exception RD 1287

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is not a permitted use; and

(B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.

(1288) Exception RD 1288

The lands subject to this exception must comply with the following:

- (A) On any **lot** 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 the only permitted use.
- (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.

(1289) Exception RD 1289

The lands subject to this exception must comply with the following:

- (A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.

(1291) Exception RD 1291

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1292) Exception RD 1292

(1293) Exception RD 1293

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (C) Despite 10.20.40.70 (3), the minimum **side yard setback** shall be 1.8 metres.

(1294) Exception RD 1294

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Despite 10.20.40.70 (3), the minimum **side yard setback** shall be 1.8 metres.

(1295) Exception RD 1295

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the minimum **front yard setback** is 20.0 metres and the minimum **side yard setback** is 1.8 metres.

(1296) Exception RD 1296

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) The lands subject to this exception shall comply with all the following:
  - (i) despite regulations to the contrary the lands known as 10 Doncliffe Drive, may be used for a **detached house** if the yard setbacks that existed on the date of the enactment of this by-law are not further reduced.

(1297) Exception RD 1297

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) The lands subject to this exception shall comply with the following:
  - (i) in addition to the uses permitted by the zone, a racquet **club** is also permitted.

(1298) Exception RD 1298

Delets

(1299) Exception RD 1299

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-360.

(1300) Exception RD 1300

The lands subject to this exception shall comply with all the following:

- (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 abut a **street** is 0.9 metres; and
- (C) **parking space** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(1301) Exception RD 1301

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres; and
- (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 principal **building**;
- (E) The portion of a **building** containing a **parking space** (garage or carport) may be setback a minimum of 0.3 metres from a **side lot line**;
- (F) a below grade parking **structure** must be setback 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**.

(1302) Exception RD 1302

The lands subject to this exception shall comply with all the following:

- (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) 22.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive, Old Kingston Road or Lawrence Avenue;
  - (ii) 6.0 metres in all other cases; and
- (C) the minimum **building setback** from a **side lot line** is :
- (i) 5.7 metres if the **side lot line** abuts a **street**;
  - (ii) 1.2 metres in all other cases;
- (D) The portion of a **building** containing a **parking space** (garage or carport) may be setback a minimum of 0.3 metres from a **side lot line**;
- (E) Minimum 1.5 m buffer strip to be provided at the rear of reversed **lots** and it is to be used for **landscaping** purposes only.

(1303) Exception RD 1303

(1304) Exception RD 1304

(1306) Exception RD 1306

(1308) Exception RD 1308

The lands subject to this exception must comply with the following:

- (A) On 20 BUDGELL TER, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 213-75, as amended.

(1309) Exception RD 1309

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 4 - 46 MONTCLAIR AVE, the odd numbered addresses of 5 - 17 MONTCLAIR AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 223-79, as amended.

(1310) Exception RD 1310

(1311) Exception RD 1311

(1312) Exception RD 1312

(1315) Exception RD 1315

(1316) Exception RD 1316

The lands subject to this exception must comply with the following:

(A) On 101 CIBOLA AVE, the odd numbered addresses of 1 - 17 DACOTAH AVE, the even numbered addresses of 2 - 18 DACOTAH AVE, the even numbered addresses of 102 - 108 LAKESHORE AVE, the odd numbered addresses of 1 - 9 NOTTAWA AVE, the even numbered addresses of 2 - 14 NOTTAWA AVE, the odd numbered addresses of 1 - 13 OJIBWAY AVE, the even numbered addresses of 2 - 16 OJIBWAY AVE, the even numbered addresses of 2 - 36 OMAHA AVE, the odd numbered addresses of 1 - 15 ONEIDA AVE, the even numbered addresses of 2 - 18 ONEIDA AVE, the odd numbered addresses of 1 - 35 SENECA AVE, the even numbered addresses of 6 - 10 WILLOW AVE, the even numbered addresses of 10 - 20 WITHROW ST, the odd numbered addresses of 1 - 17 WYANDOT AVE, 18 WYANDOT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0414, as amended.

(1317) Exception RD 1317

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is permitted.

(1318) Exception RD 1318

(1319) Exception RD 1319

The lands subject to this exception must comply with the following:

(A) Despite 10.20.40.70 (3), the minimum **side yard setback** shall be 1.8 metres.

(1320) Exception RD 1320

(1321) Exception RD 1321

The lands subject to this exception must comply with the following:

(A) On a **lot**, an **apartment building** is a permitted use, provided:

- (i) the **building** does not exceed 9 storeys in height facing the **front lot line**;
- (ii) the **building** does not exceed 8 storeys in height facing the **rear lot line**;
- (iii) a maximum of 12 **dwelling units** have a minimum **interior floor area** of 45 square metres each;  
and
- (iv) the remaining **dwelling units** have a minimum **interior floor area** of 70 square metres each.

(B) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(1322) Exception RD 1322

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **duplex** or the conversion of a **detached house** to provide three or more **dwelling units** is permitted.

(1323) Exception RD 1323

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **duplex** is a permitted use.

(B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not



exceed the height of the **building** being replaced.

(C) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1324) Exception RD 1324

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **duplex** is a permitted use.
- (B) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1325) Exception RD 1325

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(1326) Exception RD 1326

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) The land subject to this exception must comply with Regulation 955.10.(419).

(1327) Exception RD 1327

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) The land subject to this exception must comply with Regulation 955.10.(420).

(1328) Exception RD 1328

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) The land subject to this exception must comply with Regulation 955.10.(474).

(1329) Exception RD 1329

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1330) Exception RD 1330

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) On 200 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 107-70, as amended.

(1331) Exception RD 1331

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) On 18 OLD FOREST HILL RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-78, as amended.

(1332) Exception RD 1332

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1333) Exception RD 1333

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) On or between the odd numbered addresses of 1061 -1065 SPADINA RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 270-78, as amended.

(1334) Exception RD 1334

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) On 645 CASTLEFIELD AVE, 668 ROSELAWN AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 282-87, as amended.

(1335) Exception RD 1335

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 **Street**.

(1336) Exception RD 1336

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, the minimum **lot area** is 900 square metres.
- (C) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (D) The land subject to this exception must comply with Regulation 955.10.(417).

(1337) Exception RD 1337

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **duplex** is a permitted use subject to the requirements of a **duplex** in an R zone.

(1338) Exception RD 1338

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **detached house** with three or more **dwelling units** is a permitted use, provided:
  - (i) the **detached house** is at least 40 years old and contains a grossfloor area of at least 280 square metres;
  - (ii) each **dwelling unit** has an **interior floor area** greater than 55.0 square metres, except in the case of an attic where the **interior floor area** must exceed 42.0 square metres; and
  - (iii) no exterior addition or major exterior alteration of the **detached house** is made.

(1339) Exception RD 1339

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **private school** or a **religious education use** is a permitted use.

(1340) Exception RD 1340

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:

- (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
- (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
- (iii) The residential **detached house** is at least 20 years old;
- (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
- (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
- (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.

(1341) Exception RD 1341

The lands subject to this exception must comply with the following:

(A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:

- (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
- (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
- (iii) The residential **detached house** is at least 20 years old;
- (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
- (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
- (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.

(B) On a **lot**, 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 Avenue West; and

(C) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.

(1342) Exception RD 1342

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-67, as amended.

(1343) Exception RD 1343

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1344) Exception RD 1344

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1345) Exception RD 1345

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1346) Exception RD 1346

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 576-79, as amended.
- (C) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;
  - (iii) 7.5 metres if it contains a **duplex**; and
  - (iv) 15 metres if it contains a **fourplex**.

(1347) Exception RD 1347

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 1-68, as amended;
- (D) On 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21707, as amended.

- (E) On or between the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 256-81, as amended;
- (F) On 75 CRESCENT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 325-84, as amended; and
- (G) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.

(1348) Exception RD 1348

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
  - © On 45A CHESTNUT PK, the odd numbered addresses of 45B - 45C CHESTNUT PK, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 122-77, as amended;
- (D) On 26 and 28 CRESCENT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 23-82, as amended;
- (E) On 80 CRESCENT RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 3-10, as amended;
- (F) On 34 ROWANWOOD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 412-05, as amended; and
- (G) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 15.0 metres if it contains a **semi-detached house**; and
  - (iii) 13.5 metres if it contains a **duplex**.

(1349) Exception RD 1349

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 1 NANTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 124-92, as amended;
- (D) On 39 MC KENZIE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 532-80, as amended; and
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 15.0 metres if it contains a **semi-detached house**; and
  - (iii) 13.5 metres if it contains a **duplex**.

(1350) Exception RD 1350

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the

principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

- (C) On 44 MAPLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-69, as amended;
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-70, as amended; and
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.

(1351) Exception RD 1351

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

(1352) Exception RD 1352

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) 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, the even numbered addresses of 220B - 220D MOUNT PLEASANT RD, 50 PRICEFIELD RD, the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 398-00, as amended; and
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **semi-detached house**.

(1353) Exception RD 1353

The lands subject to this exception must comply with the following:

- (A) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (B) 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, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21381, as amended.

(1354) Exception RD 1354

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
  - (i) it existed on the **lot** on December 13, 1993; and



- (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
  - (i) it existed on the **lot** on December 13, 1993;
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
  - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(1355) Exception RD 1355

The lands subject to this exception must comply with the following:

- (A) **Premises** 2180 to 2218 Bloor Street West inclusive, **premises** 2258 to 2294 Bloor Street West inclusive, **premises** 2368 to 2440 Bloor Street West inclusive and **premises** 2464 to 2500 Bloor Street West inclusive, an **eating establishment** or **take-out eating establishment** is permitted if:
  - (i) it existed on the **lot** on December 13, 1993; and
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres.
- (B) **Premises** along the south side of Bloor Street West between Wendigo Way and Riverside Drive and on the north side of Bloor Street West between Kennedy Park Road and Glendonwynne Road except **premises** 2178 and between Runnymede and Beresford Avenue and between Durie Street and Willard Ave, an **eating establishment** or **take-out eating establishment** is permitted if:
  - (i) it existed on the **lot** on December 13, 1993;
  - (ii) one or a combination of these uses does not have an **interior floor area** greater than 200 square metres; and
  - (iii) the uses do not have an **ancillary outdoor patio** on the roof of the principal **building**.

(1356) Exception RD 1356

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot**

**line** adjacent to the **street**.

(1357) Exception RD 1357

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and
- (B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.
- (C) On 11 WINONA DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 168-80, as amended.

(1358) Exception RD 1358

The lands subject to this exception must comply with the following:

- (A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (E) On 555 AVENUE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-79, as amended.

(1360) Exception RD 1360

(1362) Exception RD 1362

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(1364) Exception RD 1364

(1366) Exception RD 1366

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being the City of Toronto By-law 530-2010.

(1367) Exception RD 1367

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 353-2010 as amended.

(1378) Exception RD 1378

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.

- (C) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 1-68, as amended.
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21707, as amended.
- (E) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, Article 950.70, being Bylaw 640-2002, as amended of the City of Toronto prevails
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.

(1379) Exception RD 1379

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-70, as amended; and
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, Article 950.70, being Bylaw 640-2002, as amended of the City of Toronto prevails
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.

(1380) Exception RD 1380

The lands subject to this exception must comply with the following:

- (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** containing a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1381) Exception RD 1381

The lands subject to this exception must comply with the following:

- (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**; and
- (D) the required **parking space** must be located in a **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1382) Exception RD 1382

The lands subject to this exception must comply with the following:

- (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**; and
- (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** containing a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases; and
- (E) the required **parking space** must be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1383) Exception RD 1383

The lands subject to this exception must comply with the following:

- (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; and
- (E) the portion of a **building** containing a **parking space** must be set back a minimum of 0.3 metres from a **side lot line**; and
- (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.

(1384) Exception RD 1384

The lands subject to this exception must comply with the following:

- (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

- Avenue and Brimley Road.; 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** containing a **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

(1385) Exception RD 1385

The lands subject to this exception must comply with the following:

- (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** containing a **parking space** must be at least 0.3 metres from a **side lot line**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1386) Exception RD 1386

The lands subject to this exception must comply with the following:

- (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 Avenue and Brimley Road.; 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; and
- (C) the portion of a **building** containing 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(1387) Exception RD 1387

The lands subject to this exception must comply with the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the 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 principal **building**.

(1388) Exception RD 1388

The lands subject to this exception must collectively comply with the following:

- (A) if a **lot** contains 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 1.0 metres
  - (vi) Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not project into any required **side yard**;
- (B) If the lands contain a library, the following regulations apply:
  - (i) the **gross floor area** of all **building** must 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; and
  - (iii) **parking spaces** must be provided at a minimum rate of 3 for 100 square metres.

(1389) Exception RD 1389

The lands subject to this exception must comply with the following:

- (A) the minimum **lot depth** is 91.0 metres; and
- (B) the minimum **side yard setback** is 1.2 metres.

(1390) Exception RD 1390

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(1391) Exception RD 1391

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(776).

(1392) Exception RD 1392

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(777).

(1393) Exception RD 1393

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.

- (C) On a **lot**, the minimum **lot area** is 900 square metres.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).

(1394) Exception RD 1394

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **hospital** is a permitted use.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).

(1395) Exception RD 1395

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a police communications tower and associated communications equipment **building** is permitted provided:
  - (i) the associated communications equipment **building** does not exceed one-**storey** in height; and
  - (ii) no goods, material or equipment are stored outdoors.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1396) Exception RD 1396

The lands subject to this exception must comply with the following:

- (A) On a **lot** zoned R (x5), the maximum **building length** is 14.0 metres.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).

(1397) Exception RD 1397

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) does not apply to these lands.
  - (B) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
    - (i) 12 metres if it contains a **detached house**;
    - (ii) 18 metres if it contains a **semi-detached house**;
- On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(1398) Exception RD 1398

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade; and
- (C) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).

(1399) Exception RD 1399

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) The lands subject to this exception shall comply with the following:
  - (i) in addition to the uses permitted by the zone, a racquet **club** is also permitted.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).

(1400) Exception RD 1400

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1401) Exception RD 1401

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1402) Exception RD 1402

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).



(C) On 31 CHAPLIN CRES, the odd numbered addresses of 33 - 35 CHAPLIN CRES, 1800 YONGE ST, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 75-80, as amended.

(1403) Exception RD 1403

The lands subject to this exception must comply with the following:

- (A) On 20 BUDGELL TER, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 213-75, as amended.
- (B) On the odd numbered addresses of 23 - 53 BUDGELL TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 865-87, as amended.

(1404) Exception RD 1404

The lands subject to this exception must comply with the following:

- (A) On or between the even numbered addresses of 4 - 46 MONTCLAIR AVE, the odd numbered addresses of 5 - 17 MONTCLAIR AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 223-79, as amended.
- (B) 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 551-78, as amended.

(1405) Exception RD 1405

The lands subject to this exception must comply with the following:

- (A) On 2 BUDGELL TER, 2A BUDGELL TER, the even numbered addresses of 4 - 10 BUDGELL TER, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 326-71, as amended.

(1406) Exception RD 1406

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1407) Exception RD 1407

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(1408) Exception RD 1408

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(776).

(1409) Exception RD 1409

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (B) On 140 ROSEWELL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 521-78, as amended.

(1410) Exception RD 1410

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1411) Exception RD 1411

The lands subject to this exception must comply with the following:

- (A) On 65 CHATSWORTH DR, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 521-85, as amended.

(1412) Exception RD 1412

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(755).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1413) Exception RD 1413

The lands subject to this exception must comply with the following:

- (A) On the odd numbered addresses of 775 - 843 DUPLEX AVE, the even numbered addresses of 770 - 844 DUPLEX AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 463-78, as amended.

(1414) Exception RD 1414

The lands subject to this exception must comply with the following:

- (A) On 101 CIBOLA AVE, the odd numbered addresses of 1 - 17 DACOTAH AVE, the even numbered addresses of 2 - 18 DACOTAH AVE, the even numbered addresses of 102 - 108 LAKESHORE AVE, the odd numbered addresses of 1 - 9 NOTTAWA AVE, the even numbered addresses of 2 - 14 NOTTAWA AVE, the odd numbered addresses of 1 - 13 OJIBWAY AVE, the even numbered addresses of 2 - 16 OJIBWAY AVE, the even numbered addresses of 2 - 36 OMAHA AVE, the odd numbered addresses of 1 - 15 ONEIDA AVE, the even numbered addresses of 2 - 18 ONEIDA AVE, the odd numbered addresses of 1 - 35 SENECA AVE, the even numbered addresses of 6 - 10 WILLOW AVE, the even numbered addresses of 10 - 20 WITHROW ST, the odd numbered addresses of 1 - 17 WYANDOT AVE, 18 WYANDOT AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 96-0414, as amended.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(776).

(1415) Exception RD 1415

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is a permitted use, provided:
  - (i) the **building** does not exceed 9 storeys in height facing the **front lot line**;
  - (ii) the **building** does not exceed 8 storeys in height facing the **rear lot line**;
  - (iii) a maximum of 12 **dwelling units** have a minimum **interior floor area** of 45 square metres each; and
  - (iv) the remaining **dwelling units** have a minimum **interior floor area** of 70 square metres each.
- (B) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (C) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level

located at or above grade.

(D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).

(1416) Exception RD 1416

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) The land subject to this exception must comply with Regulation 955.10.(420).

(D) On 122 DUNVEGAN RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 564-80, as amended.

(1417) Exception RD 1417

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.

(C) On 200 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 107-70, as amended.

(D) On 200 LONSDALE RD, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(752).

(E) On 200 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 246-71, as amended.

(F) On 200 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 247-71, as amended.

(1418) Exception RD 1418

The lands subject to this exception must comply with the following:

(A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.

(B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (C) On 18 OLD FOREST HILL RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-78, as amended.
- (D) On 18 OLD FOREST HILL RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 554-78, as amended.

(1419) Exception RD 1419

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (C) On or between the odd numbered addresses of 1061 -1065 SPADINA RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 270-78, as amended.
- (D) On the even numbered addresses of 320 - 322 CHAPLIN CRES, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 553-78, as amended.
- (E) On the odd numbered addresses of 1069 -1071 SPADINA RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 601-78, as amended.

(1420) Exception RD 1420

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (E) On 510 ST CLEMENTS AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 581-78, as amended.

(1421) Exception RD 1421

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (C) On 600 LONSDALE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 540-78, as amended.

(1422) Exception RD 1422

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced.
- (B) On a **lot**, an office of a physician or dentist is a permitted use, 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 Street.
- (C) On 1 PEREGRINE WAY, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 561-92, as amended.

(1423) Exception RD 1423

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **duplex** is a permitted use subject to the requirements of a **duplex** in an R zone.
- (B) On 225 ELLIS AVE, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 970-00, as amended.

(1424) Exception RD 1424

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:
  - (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
  - (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
  - (iii) The residential **detached house** is at least 20 years old;
  - (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
  - (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
  - (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.

(B) On 216 BALMORAL AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 41-80, as amended.

(1425) Exception RD 1425

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **secondary suite** is permitted in a residential **detached house**, provided:
- (i) The residential **detached house** has a **gross floor area** of at least 370 square metres;
  - (ii) The **secondary suite** has an **interior floor area** of at least 110 square metres;
  - (iii) The residential **detached house** is at least 20 years old;
  - (iv) The most recent exterior addition to the residential **detached house**, if any, is at least five years old;
  - (v) No exterior alteration is made to the residential **detached house** in connection with the alteration to establish a **secondary suite**; and
  - (vi) The appearance of the residential **detached house** as a residential **detached house** is maintained.
- (B) On a **lot**, 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 Avenue West; and
- (C) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(729).
- (E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).
- (G) On 260 RUSSELL HILL RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22944, as amended.
- (H) On 260 RUSSELL HILL RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 97-0117, as amended.

(1426) Exception RD 1426

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home**, seniors' community house, 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 Avenue West.
- (C) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 162-67, as amended.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article

955.10.(729).

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(733).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(751).

(1427) Exception RD 1427

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(1428) Exception RD 1428

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).

(C) On 8 SNOWDON AVE, 18 WANLESS AVE, 3179 YONGE ST, the odd numbered addresses of 3357 - 3363 YONGE ST, the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(757).

(1429) Exception RD 1429

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1430) Exception RD 1430

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(1431) Exception RD 1431

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1432) Exception RD 1432

The lands subject to this exception must comply with the following:

(A) Section 10.5.40.200 (8) (A) shall not apply to these lands.

(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).

(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

- (D) On 73 GLENGOWAN RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 533-80, as amended.
- (E) On 5 WEYBOURNE CRES, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 563-80, as amended.
- (F) On 93 DAWLISH AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 585-86, as amended.

(1433) Exception RD 1433

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
- (D) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 598-78, as amended.
- (E) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, 13 SHERWOOD LANE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 728-78, as amended.

(1434) Exception RD 1434

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 576-79, as amended.
- (C) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 7.5 metres if it contains a **detached house**;
  - (ii) 15 metres if it contains a **semi-detached house**;
  - (iii) 7.5 metres if it contains a **duplex**; and
  - (iv) 15 metres if it contains a **fourplex**.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(1435) Exception RD 1435

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 1-68, as amended;
- (D) On 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21707, as amended.



- (E) On or between the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 256-81, as amended;
- (F) On 75 CRESCENT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 325-84, as amended; and
- (G) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).
- (J) On 1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22700, as amended.
- (K) On the odd numbered addresses of 1 - 3 CORRIGAN CS, the even numbered addresses of 2 - 6 CORRIGAN CS, 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 807-78, as amended.
- (L) On the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 877-80, as amended.

(1436) Exception RD 1436

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
  - © On 45A CHESTNUT PK, the odd numbered addresses of 45B - 45C CHESTNUT PK, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 122-77, as amended;
- (D) On 26 and 28 CRESCENT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 23-82, as amended;
- (E) On 80 CRESCENT RD, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 3-10, as amended;
- (F) On 34 ROWANWOOD AVE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 412-05, as amended; and
- (G) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 15.0 metres if it contains a **semi-detached house**; and
  - (iii) 13.5 metres if it contains a **duplex**.
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (I) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).
- (J) On 45A CHESTNUT PK, the odd numbered addresses of 45B - 45C CHESTNUT PK, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 425-76, as amended.
- (K) On the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 877-80, as amended.

(1437) Exception RD 1437

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 1 NANTON AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 124-92, as amended;
- (D) On 39 MC KENZIE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 532-80, as amended; and
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 13.5 metres if it contains a **detached house**;
  - (ii) 15.0 metres if it contains a **semi-detached house**; and
  - (iii) 13.5 metres if it contains a **duplex**.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).
- (H) On 75 DALE AVE, 20 MC KENZIE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 409-81, as amended.
- (I) On the odd numbered addresses of 11 - 17 NANTON AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 535-81, as amended.
- (J) On 33 CASTLE FRANK RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 558-82, as amended.
- (K) On 11 HAWTHORN AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 61-84, as amended.
- (L) On 1 NANTON AVE, the odd numbered addresses of 11 - 17 NANTON AVE, 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, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 81-79, as amended.

(1438) Exception RD 1438

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 44 MAPLE AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 136-69, as amended;
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-70, as amended; and
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).
- (H) On 44 MAPLE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 236-69, as amended.

- (I) On 44 MAPLE AVE, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 328-70, as amended.
- (J) On the odd numbered addresses of 1 - 5A MAPLE AVE, the odd numbered addresses of 9 - 9A SHERBOURNE ST N, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 46-85, as amended.

(1439) Exception RD 1439

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) 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, the even numbered addresses of 220B - 220D MOUNT PLEASANT RD, 50 PRICEFIELD RD, the even numbered addresses of 10 - 30 SCRIVENER SQ, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 398-00, as amended; and
- (D) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **semi-detached house**.
- (E) On the even numbered addresses of 20 - 36 MARLBOROUGH AVE, the odd numbered addresses of 35 - 67 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, the even numbered addresses of 104 - 150 RANKIN CRES, the odd numbered addresses of 5 - 25 SCRIVENER SQ, the even numbered addresses of 10 - 30 SCRIVENER SQ, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 96-0334, as amended.

(1440) Exception RD 1440

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** are permitted uses, subject to the parking rate requirement of this By-law for such uses that do not exceed 550 square metres of **gross floor area**;
- (B) On a **lot**, a **veterinary hospital**, artist's studio, **retail store**, **financial institution**, **personal service shop**, **holistic centre**, **pet services**, **art gallery**, **eating establishment**, **take-out eating establishment**, and **funeral home** may not exceed 550 square metres of **gross floor area** unless **parking spaces** are located on the same **lot** as the use at a rate of 1 **parking spaces** for each 30.0 square metres of **gross floor area**; and
- (C) For the purposes of (A) and (B) above, each independent use shall be a use that gains principal access to the use from the exterior wall of the **building** in which it is located and is within 1.5 metres of the **lot line** adjacent to the **street**.
- (D) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(756).
- (E) On 2 ALEXANDRA BLVD, 2712 YONGE ST, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 81-99, as amended.

(1441) Exception RD 1441

The lands subject to this exception must comply with the following:

- (A) On a **lot**, an **apartment building** is not a permitted use; and
- (B) on a **lot** with a **lot area** that is 250 square metres or greater, the **gross floor area** of a **building** will not exceed 0.6 times the area of the **lot**.
- (C) On 11 WINONA DR, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 168-80, as amended.

(D) On 11 WINONA DR, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 691-80, as amended.

(1442) Exception RD 1442

The lands subject to this exception must comply with the following:

- (A) On a **lot** along both sides of Avenue Road, north of St. Clair and south of Lonsdale Road, the minimum **front yard setback** is 10.5 metres.
- (B) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and the west side of Avenue Road, north of Heath Street West to a point 46.5 metres south of Lonsdale Road, the minimum **rear yard setback** is 12.0 metres.
- (C) On a **lot** along the east side of Avenue Road, north of St. Clair and south of Lonsdale Road, and west side of Avenue Road, north of Heath Street West to a point 46.5 m south of Lonsdale Road, the minimum **rear yard setback** is 3.0 metres.
- (D) On a **lot** along the west side of Avenue Road, south from Heath Street West to a point 59 m south of Heath Street West, the minimum **rear yard setback** is 15.0 metres.
- (E) On 555 AVENUE RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 116-79, as amended.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).
- (G) On 555 AVENUE RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 787-86, as amended.

(1443) Exception RD 1443

The lands subject to this exception must comply with the following:

- (A) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
- (B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).

(1444) Exception RD 1444

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 1-68, as amended.
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 21707, as amended.
- (E) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, Article 950.70, being Bylaw 640-2002, as amended of the City of Toronto prevails
- (F) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (H) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).
- (I) On 1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22700, as amended.

(1445) Exception RD 1445

The lands subject to this exception must comply with the following:

- (A) Section 10.5.40.200 (8) (A) shall not apply to these lands.
- (B) Required **parking spaces** for dwellings must be located within a **structure** on the same **lot** as the principal **building** and be located behind the **main wall** of the principal **building** with its floor level located at or above grade.
- (C) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 250-70, as amended; and
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, Article 950.70, being Bylaw 640-2002, as amended of the City of Toronto prevails
- (E) if the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 15.0 metres if it contains a **detached house**;
  - (ii) 18.0 metres if it contains a **semi-detached house**; and
  - (iii) 15.0 metres if it contains a **duplex**.
- (F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(730).
- (G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(731).
- (H) On 1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 22700, as amended.

## 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 subject to this exception must comply with all the following.

- (A) The minimum **lot frontage** for a detached dwelling 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 setback from a **side lot line** that abuts a road is 3 metres.
- (G) All garages shall be setback 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.
- (H) The maximum **building** height is 3 storeys.

(2) Exception RS 2

The lands subject to this exception must comply with all the following.

- (A) a single **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** shall be separated by a minimum distance of 6.0 metres.

(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** shall be separated by a minimum distance of 6.0 metres.

(3) Exception RS 3

On the lands subject to this exception only **semi-detached houses** are permitted.

(4) Exception RS 4

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 2788.

(5) Exception RS 5

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-law 1980-208.

(6) Exception RS 6

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 12.0 metres; and
- (B) the minimum **lot area** is 465 square metres.

A **semi-detached house** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres; and
- (B) the minimum **lot area** is 665 square metres.

(7) Exception RS 7

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1979-262.

(8) Exception RS 8

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-202.

(9) Exception RS 9

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being former City of Toronto by-law 535-2005.

(10) Exception RS 10

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-178 and 1980-135.

(11) Exception RS 11

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-133.

(12) Exception RS 12

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 823-2004.

(13) Exception RS 13

The lands subject to this exception are to comply with all the following:

- (A) The maximum number of semi-detached units permitted on this **lot** 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 6.0metres;
- (D) The minimum **building setback** from a **side lot line** is 0.61 metres;
- (E) The maximum permitted **lot coverage** is 0.45; and
- (F) The maximum **building** height permitted is 10.5 metres.

(14) Exception RS 14

The lands subject to this exception are to comply with all the following:

- (A) The only permitted use is semi-detached dwellings and accessory **structures**;
- (B) The minimum permitted **lot area** is 464.5 square metres;
- (C) The minimum permitted **lot frontage** is 15 metres;
- (D) The minimum **building setback** from the front and **rear lot lines** is 6.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum permitted height of all **buildings** is the lesser of 9.1 metres or 3 storeys above grade;
- (G) **Front yard** hard surfacing must not exceed 60% of the total **front yard** for each semi-detached **dwelling unit**; and
- (H) The maximum **lot coverage** for all **buildings** must not exceed 51% of the total **lot area**.

(15) Exception RS 15

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 25358.

(16) Exception RS 16

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 2.4 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(17) Exception RS 17

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 2.4 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(18) Exception RS 18

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 2.4 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 9.0 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(19) Exception RS 19

The lands subject to this exception shall comply with all the following:

- (A) A **semi-detached house** shall 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) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is
  - (i) 2.4 metres without an attached garage; and
  - (ii) 1.2 metres with an attached;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.

(20) Exception RS 20

The lands subject to this exception shall comply with all the following:

- (A) A **semi-detached house** shall 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 setback from a **side lot line** is 2.4 metres; and
  - (iv) the minimum setback from a **front lot line** that abuts Markham Road is 30.0 metres measured from the original centreline of Markham Road; and



- (B) A single **detached house** shall 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 setback from a **side lot line** is 1.2 metres.
  - (iv) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.
  - (v) the minimum setback from a **front lot line** that abuts Markham Road is 30.0 metres measured from the original centreline of Markham Road.

(21) Exception RS 21

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House** or **Semi-detached House** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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; and

- (B) A **semi-detached house** shall 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 setback from a **lot line** that abut Morningside Avenue is 22.0 metres from the original centreline of Morningside Avenue;
- (iv) the minimum setback from a **side lot line** is 1.2 metres; and
- (v) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.; and

- (C) A single **detached house** shall comply with the following:

- (i) minimum **lot frontage** is 7.5 metres;
- (ii) minimum **lot area** is 306 square metres;
- (iii) the minimum setback from a **lot line** that abut Morningside Avenue is 22.0 metres from the original centreline of Morningside Avenue;
- (iv) the minimum setback from a **side lot line** is 1.2 metres; and
- (v) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(22) Exception RS 22

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts Birchmount Road is 27.0 metres measured from the original centreline of Birchmount Road; and
- (D) the minimum setback from a **side lot line** is 2.4 metres.

(23) Exception RS 23

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abut Kennedy Road is 22.0 metres from the original centreline

of Kennedy Road;

- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) the required **parking space** shall be located in an enclosed **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(24) Exception RS 24

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (B) A **semi-detached house** shall 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 setback from a **lot line** that abut Midland Avenue is 22.0 metres from the original centreline of Midland Avenue;
  - (iv) the minimum setback from a **side lot line** is 2.4 metres; and
  - (v) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) A single **detached house** shall comply with the following:
  - (i) minimum **lot frontage** is 9.0 metres;
  - (ii) minimum **lot area** is 325 square metres;
  - (iii) the minimum setback from a **lot line** that abut Midland Avenue is 22.0 metres from the original centreline of Midland Avenue;
  - (iv) the minimum setback from a **side lot line** is 0.9 metres; and
  - (v) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(25) Exception RS 25

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and

(B) A **semi-detached house** shall 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 setback from a **lot line** that abut Birchmount Road or Kennedy Road is 22.0 metres from the original centreline of Birchmount Road or Kennedy Road;
- (iv) the minimum setback from a **side lot line** is 1.2 metres; and
- (v) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and

(C) A single **detached house** shall comply with the following:

- (i) minimum **lot frontage** is 15.0 metres;
- (ii) minimum **lot area** is 510 square metres;
- (iii) the minimum setback from a **lot line** that abut Birchmount Road or Kennedy Road is 22.0 metres from the original centreline of Birchmount Road or Kennedy Road;
- (iv) the minimum setback from a **side lot line** is 0.45 metres; and
- (v) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.

(26) Exception RS 26

The lands subject to this exception shall comply with all the following:

(A) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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; and

(B) A **semi-detached house** shall 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 setback from a **side lot line** is 2.4 metres; and

(B) A single **detached house** shall comply with the following:

- (i) minimum **lot frontage** is 7.5 metres;
- (ii) minimum **lot area** is 290 square metres;
- (iii) the minimum setback from a **side lot line** is 0.9 metres; and
- (iv) the minimum setback from a **side lot line** on the south side of the **lot** is 0.6 metres.

(27) Exception RS 27

The lands subject to this exception shall comply with all the following:

(A) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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; and

(B) A **semi-detached house** shall 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 setback from a **side lot line** is 2.4 metres; and

(C) A single **detached house** shall comply with the following:

- (i) minimum **lot frontage** is 7.5 metres;
- (ii) minimum **lot area** is 290 square metres;
- (iii) the minimum setback from a **side lot line** is 0.9 metres; and
- (iv) the minimum setback from a **side lot line** on the north side of the **lot** is 0.6 metres.

(28) Exception RS 28

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Midland Avenue is 22.0 metres from the original centreline of Midland Avenue;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(29) Exception RS 29

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abut Midland Avenue is 22.0 metres from the original centreline of Midland Avenue;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; AND
- (F) the maximum **lot coverage** is 50%; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(30) Exception RS 30

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Victoria Park Avenue is 22 metres from the centreline of that **street**;
- (B) the minimum setback from a **side lot line** where that **side yard** also contains a **driveway**, is 2.7metres;
- (C) a garage shall not be located less than 0.45 metres from a **side lot line**.
- (D) A **semi-detached house** shall 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 305 square metres for each **dwelling unit**;

(31) Exception RS 31

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Victoria Park Avenue is 22 metres from the centreline of that **street**;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** abutting a **street** is 5.7 metres; and
- (D) A **semi-detached house** shall 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 305 square metres for each **dwelling unit**;

(32) Exception RS 32

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** abutting a **street** is 4.5 metres; and
- (C) the required **parking space** shall be located in the principal **building**.
- (D) A **semi-detached house** shall comply with the following:
  - (i) minimum **lot frontage** is 17.0 metres per **semi-detached house** and 8.5 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**;

(33) Exception RS 33

The lands subject to this exception shall comply with all the following:

- (A) in all cases the following shall apply:
  - (i) the minimum setback from a **front lot line** that abuts St. Clair Avenue is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 0.45 metres; and
  - (iii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
  - (iv) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance; and
  - (v) except for **lots** fronting on Birchmount Road or Zenith Drive, an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 255 square metres.

(34) Exception RS 34

The lands subject to this exception shall comply with all the following:

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance;
- (ii) the minimum **side yard setback** is 0.9 metres; and
- (iii) the minimum setback from a **side lot line** that abuts a **street** is 4.5metres; and
- (iv) except for **lots** fronting on Birchmount Road or Zenith Drive, an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 9 metres; and
- (ii) the minimum **lot area** is 306 square metres.

(35) Exception RS 35

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 3.6 metres.

(36) Exception RS 36

The lands subject to this exception shall comply with all the following:

- (A) a maximum of one **building** being either;
  - (i) one **semi-detached house**; or

- (ii) 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; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.
- (F) the minimum setback from a **front lot line** that abuts St. Clair Avenue is 22.0 metres from the centreline on the original road allowance;

(37) Exception RS 37

The lands subject to this exception shall comply with all the following:

- (A) in all cases the following shall apply:
  - (i) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 2.4 metres; and
  - (iii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
  - (iv) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance; and
  - (v) except for **lots** fronting on Birchmount Road or Zenith Drive, an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and
- (C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 306 square metres; and
- (D) Where a **lot** contains a **detached house** the following shall apply:
  - (i) the minimum **lot frontage** is 12 metres; and
  - (ii) the minimum **lot area** is 464 square metres.

(38) Exception RS 38

The lands subject to this exception shall comply with all the following:

- (A) in all cases the following shall apply:
  - (i) the minimum setback from a **front lot line** that abuts Birchmount Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply:

- (i) the minimum **lot frontage** is 18.0 metres; and
- (ii) the minimum **lot area** is 613 square metres; and

(C) Where a **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 9.0metres; and
- (ii) the minimum **lot area** is 306 square metres.

(39) Exception RS 39

The lands subject to this exception shall comply with all the following:

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 255 square metres; and

(D) Where a **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 325 square metres.

(40) Exception RS 40

The lands subject to this exception shall comply with all the following:

(A) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and



(ii) the minimum **lot area** is 255 square metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply:

(i) the minimum **side yard setback** is 2.4 metres; and

(ii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and

(D) Where a **lot** contains a **detached house** the following shall apply:

(i) the minimum **lot frontage** is 7.5 metres; and

(ii) the minimum **lot area** is 325 square metres.

(iii) the minimum **side yard setback** is 1.2 metres; and

(iv) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(41) Exception RS 41

The lands subject to this exception shall comply with all the following:

(A) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

(i) the minimum **lot frontage** is 10.5 metres; and

(ii) the minimum **lot area** is 440 square metres; and

(C) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance;

(D) the minimum **side yard setback** is 0.9 metres; and

(E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and

(F) the required **parking space** shall be located in the principal **building**; and

(G) underground **structures** shall 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**.

(42) Exception RS 42

The lands subject to this exception shall comply with all the following:

(A) where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

(i) the minimum **lot frontage** is 10.5 metres; and

(ii) the minimum **lot area** is 301 square metres; and

(B) the minimum **side yard setback** is 1.2 metres;

(C) the minimum setback from a **rear lot line** is 3.0 metres;

(D) the required **parking space** shall be located in the principal **building**;

(E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

(F) the maximum **lot coverage** is 50%; and

- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(43) Exception RS 43

The lands subject to this exception shall comply with all the following:

- (A) where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:
  - (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 306 square metres; and
- (B) the minimum **side yard setback** is 1.2 metres;
- (C) the minimum setback from a **front lot line** that abuts Brimley Road is 6.0 metres;
- (D) the required **parking space** shall be located in the principal **building**;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **lot coverage** is 40%; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(44) Exception RS 44

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 1.2 metres;
- (B) the maximum **lot coverage** is 40%.
- (C) the required **parking space** shall be located in the principal **building**;
- (D) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from all **side lot lines**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(45) Exception RS 45

The lands subject to this exception shall comply with all the following:

- (A) where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:
  - (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 290 square metres; and
- (B) the minimum **rear yard setback** is 5.0 metres
- (C) the minimum **side yard setback** is 1.0 metres on the unattached side;

- (D) the maximum **lot coverage** is 40%;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) the minimum **front yard setback** is 3.0 metres.
- (G) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**.

(46) Exception RS 46

The lands subject to this exception must comply with Regulation 955.10.(34).

(47) Exception RS 47

The lands subject to this exception shall comply with all the following:

- (A) Where a **lot** contains a **semi-detached house** the following shall apply to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 16.5 metres;
  - (ii) the minimum **lot area** is 613 square metres;
  - (iii) the maximum **lot coverage** is 40%; and
  - (iv) the minimum **side yard setback** is 1.2 metres; and
  
- (B) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:
  - (i) the minimum **lot frontage** is 8.25 metres;
  - (ii) the minimum **lot area** is 306 square metres;
  - (iii) the required **parking space** shall be located in the principal **building**; and
  - (iv) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from all **side lot lines**; and
  
- (C) Where a **lot** contains a **detached house** the following shall apply:
  - (i) the minimum **lot frontage** is 8.25 metres;
  - (ii) the minimum **lot area** is 306 square metres.
  - (iii) the minimum **side yard setback** is 1.2 metres;
  - (iv) the required **parking space** shall be located in the principal **building**; and
  - (v) the maximum **lot coverage** is 40%.

(48) Exception RS 48

The lands subject to this exception shall comply with all the following:

- (A) in all cases the following shall apply:
  - (i) the minimum setback from a **front lot line** that abuts St. Clair Avenue is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 0.45 metres; and
  - (iii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
  - (iv) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance; and

(v) except for **lots** fronting on Birchmount Road or Zenith Drive, an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 255 square metres.

(49) Exception RS 49

The lands subject to this exception shall comply with all the following:

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance;
- (ii) the minimum **side yard setback** is 0.9 metres; and
- (iii) the minimum setback from a **side lot line** that abuts a **street** is 4.5metres; and
- (iv) except for **lots** fronting on Birchmount Road or Zenith Drive, an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 9 metres; and
- (ii) the minimum **lot area** is 306 square metres.

(50) Exception RS 50

On the lands subject to this exception a school is permitted.

(51) Exception RS 51

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 3.6 metres.

(52) Exception RS 52

The lands subject to this exception shall comply with all the following:

- (A) a maximum of one **building** being either;
  - (i) one **semi-detached house**; or
  - (ii) 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 setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) the minimum setback from a **front lot line** that abuts St. Clair Avenue is 22.0 metres from the centreline on the original road allowance.

(53) Exception RS 53

The lands subject to this exception shall comply with all the following:

- (A) in all cases the following shall apply:
  - (i) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 2.4 metres; and
  - (iii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
  - (iv) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance; and
  - (v) except for **lots** fronting on Birchmount Road or Zenith Drive, an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and
- (C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 306 square metres; and
- (D) Where a **lot** contains a **detached house** the following shall apply:
  - (i) the minimum **lot frontage** is 12 metres; and
  - (ii) the minimum **lot area** is 464 square metres.

(54) Exception RS 54

The lands subject to this exception shall comply with all the following:

- (A) in all cases the following shall apply:
  - (i) the minimum setback from a **front lot line** that abuts Birchmount Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply:

- (i) the minimum **lot frontage** is 18.0 metres; and
- (ii) the minimum **lot area** is 613 square metres; and

(C) Where a **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 9.0metres; and
- (ii) the minimum **lot area** is 306 square metres.

(55) Exception RS 55

The lands subject to this exception shall comply with all the following:

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road 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 setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 255 square metres; and

(D) Where a **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 325 square metres.

(56) Exception RS 56

The lands subject to this exception shall comply with all the following:

(A) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 255 square metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply:

- (i) the minimum **side yard setback** is 2.4 metres; and
- (ii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and

(D) Where a **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 325 square metres.
- (iii) the minimum **side yard setback** is 1.2 metres; and
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(57) Exception RS 57

The lands subject to this exception shall comply with all the following:

(A) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 10.5 metres; and
- (ii) the minimum **lot area** is 440 square metres; and

(C) the minimum setback from a **front lot line** that abuts Birchmount Road is 22.0 metres from the centreline on the original road allowance;

(D) the minimum **side yard setback** is 0.9 metres; and

(E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and

(F) the garage shall be integrated into the principal **building**; and

(G) underground **structures** shall 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**.

(58) Exception RS 58

The lands subject to this exception shall comply with all the following:

(A) Where a **lot** contains a **semi-detached house** the following shall apply 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; and

(B) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building**

containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 9.0 metres; and
- (ii) the minimum **lot area** is 306 square metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply:

- (i) the minimum **side yard setback** is 2.4 metres; and
- (ii) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and

(D) Where a **lot** contains a **detached house** the following shall apply:

- (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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(59) Exception RS 59

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 5.7 metres.

(60) Exception RS 60

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 2.4 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(61) Exception RS 61

The lands subject to this exception shall comply with all the following:

- (A) the minimum **side yard setback** is 0.45 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(62) Exception RS 62



The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) all lands located with 3.0 metres of a **lot line** abutting Highway 401 shall be used for **soft landscaping** purposes only; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(63) Exception RS 63

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts Pitfield Road and Brownspring Road is 7.5 metres;
- (E) the minimum **side yard setback** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(64) Exception RS 64

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(65) Exception RS 65

The lands subject to this exception shall comply with all the following:

(A) A **semi-detached house** shall 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 setback from a **side lot line** is 0.9 metres;
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (v) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and

(B) A single **detached house** shall 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 setback from a **side lot line** is 0.9 metres;
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (v) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**; and
- (vi) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(66) Exception RS 66

The lands subject to this exception shall comply with all the following:

(A) A **semi-detached house** shall 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** containing access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, shall 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** containing a garage door;
- (iv) the minimum setback from a **side lot line** is 1.2metres;
- (v) an attached or detach garage shall be setback a minimum of 0.3 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%.

(B) A single **detached house** shall 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** containing access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, shall 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** containing a garage door;
- (iv) the minimum 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 shall be located a minimum of 0.3 metres from a **side lot line**;
- (vi) an attached or detach garage shall be setback a minimum of 0.3 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%.

(67) Exception RS 67

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1., being former City of North York by-law 26360.

(68) Exception RS 68

On these lands the following by-law prevails, being City of Toronto by-law 676-2000.

(69) Exception RS 69

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Birchmount Road is:

- (i) 9.0 metres for a **front lot line**;
- (ii) 5.7 metres for a **side lot line**; and

(B) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(C) A **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 1.2 metres; and
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(D) A **lot** containing a single **detached house** shall comply with the following:

- (i) the minimum **lot frontage** is 9.0 metres;
- (ii) the minimum **lot area** is 280 square metres; and
- (iii) the minimum setback from a **side lot line** is 0.9 metres.
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(70) Exception RS 70

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Birchmount Road is:

- (i) 9.0 metres for a **front lot line**;
- (ii) 5.7 metres for a **side lot line**; and

(B) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(C) A **lot** containing a **semi-detached house** shall comply with the following:

- (i) a maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (ii) the minimum setback from a **side lot line** is 1.2 metres; and
- (iii) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and

(D) A **lot** containing a single **detached house** shall comply with the following:

- (i) the minimum **lot frontage** is 12.0 metres;
- (ii) the minimum **lot area** is 464 square metres; and
- (iii) the minimum setback from a **side lot line** is 0.9 metres.
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(71) Exception RS 71

The lands subject to this exception shall comply with all the following:

- (A) a maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the required **parking space** shall be located in the principal **building**;
- (E) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (F) the maximum **lot coverage** is 40%.

(72) Exception RS 72

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7metres;
- (E) the minimum setback from a **lot line** that abuts Kennedy Road is 24.0 metres measured;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(73) Exception RS 73

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **lot line** that abuts Kennedy Road is 7.5 metres from the original centreline of Kennedy Road.

- (E) the required **parking space** shall be located in the principal **building**;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **lot coverage** is 40%.

(74) Exception RS 74

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 principal **building** containing the access to the required **parking space** shall be setback a minimum of 5.7 metres from a **front lot line** or **side lot line** that abuts a **street**;
- (G) the minimum setback from a **front lot line** is 3.0 metres
- (H) there shall be no encroachments into the required **front yard** or **side yard**;
- (I) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (J) the maximum **lot coverage** is 45%.

(75) Exception RS 75

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 principal **building** containing the access to the required **parking space** shall be setback a minimum of 5.7 metres from a **front lot line** or **side lot line** that abuts a **street**;
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (H) the maximum **lot coverage** is 45%.

(76) Exception RS 76

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the maximum **lot coverage** is 40%;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(77) Exception RS 77

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(78) Exception RS 78

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(79) Exception RS 79

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from a **side lot line**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(80) Exception RS 80

The lands subject to this exception shall comply with all the following:

- (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) **corner lots** shall comply with the following:
  - (i) minimum frontage for two **dwelling units** is 21m and for one **dwelling unit** 10.5 metres;
  - (ii) minimum **lot area** for two **dwelling units** is 880square metres and for one **dwelling unit** 405 square metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from a **side lot line**; and
- (H) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **side lot line** abuts Bellamy Road or Invergordon Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(81) Exception RS 81

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **side lot line** is 1.2 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from a **side lot line**; and
- (H) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **side lot line** abuts Bellamy Road or Invergordon Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(82) Exception RS 82

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **lot line** that abuts Bellamy Road or Invergordon Avenue is 19.0 metres, measured from the original centreline of the **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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

(83) Exception RS 83

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**; and
- (D) the minimum setback from a **side lot line** is 0.9 metres.

(84) Exception RS 84

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 2.4 metres.
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.

(85) Exception RS 85

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **front lot line** that abuts Midland Avenue is 22 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;



- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the maximum **building** height is the lesser of 2 storeys or 9.5 metres; and
- (G) the minimum setback from a **rear lot line** is 20.0 metres.

(86) Exception RS 86

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Midland Avenue is 22 metres, measured from the original centreline of the **street**; and
- (B) the minimum setback from a **side lot line** is 1.2 metres.

(87) Exception RS 87

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres.
- (E) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres.

(88) Exception RS 88

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres

(89) Exception RS 89

(A) in all cases the following shall apply:

- (i) the minimum **front yard setback** is 3.0 metres;
- (ii) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (iii) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (iv) the required **parking space** shall be located in the principal **building**; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 180 square metres.
- (iii) the minimum setback from a **side lot line** is 1.0 on one side only metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply 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 360 square metres; and
- (iii) the minimum setback from a **side lot line** is 1.0 metres; and

(D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 180 square metres.

(90) Exception RS 90

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**;
- (ii) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 9.0 metres;
- (ii) the minimum **lot area** is 278 square metres;
- (iii) the minimum setback from a **side lot line** is 0.45 on one side only metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply 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;
- (iii) the minimum setback from a **side lot line** is 0.9 metres; and

(D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 240 square metres.

(91) Exception RS 91

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Midland Avenue is 22 metres, measured from the original centreline of the **street**;
- (ii) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 10.5 metres;
- (ii) the minimum **lot area** is 325 square metres;
- (iii) the minimum setback from a **side lot line** is 0.3 metres on one side only; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply 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;
- (iii) the minimum setback from a **side lot line** is 2.4 metres; and

(D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 9.0 metres; and
- (ii) the minimum **lot area** is 305 square metres.

(92) Exception RS 92

The lands subject to this exception shall comply with all the following:

- (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) the minimum **front yard setback** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) the required **parking space** shall be located in the principal **building**.

(93) Exception RS 93

The lands subject to this exception shall comply with the following:

- (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** containing 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.

(94) Exception RS 94

The lands subject to this exception must comply with Regulation 955.10.(319).

(96) Exception RS 96

The lands subject to this exception shall comply with all the following:

- (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) The minimum setback from a **front lot line** is 4.5 metres;
- (D) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**; and
- (E) the minimum setback from a **side lot line** is 0.9 metres.
- (F) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (G) the maximum **lot coverage** is 50%.

(97) Exception RS 97

The lands subject to this exception shall comply with all the following:

- (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) The minimum setback from a **front lot line** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 0.9 metres.
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres.
- (F) the maximum **lot coverage** is 50%.

(98) Exception RS 98

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**; and
- (ii) the minimum setback from a **front lot line** is 4.5 metres;
- (iii) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres.
- (iv) the maximum **lot coverage** is 50%; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) the minimum **lot area** is 232 square metres;
- (iii) the minimum setback from a **side lot line** is 0.3 metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply 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;
- (iii) the minimum setback from a **side lot line** is 0.6 metres; and

(D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 7.5 metres; and

(ii) the minimum **lot area** is 232 square metres.

(99) Exception RS 99

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** is 4.5 metres;
- (ii) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres.
- (iii) the maximum **lot coverage** is 50%; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) the minimum **lot area** is 232 square metres;
- (iii) the minimum setback from a **side lot line** is 0.3 metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply 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;
- (iii) the minimum setback from a **side lot line** is 0.6 metres; and

(D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 232 square metres.

(100) Exception RS 100

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** is 4.5 metres;
- (ii) the minimum setback from a **side lot line** is 0.3 metres;
- (iii) the maximum **lot coverage** is 50%; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 6.0 metres;
- (ii) the minimum **lot area** is 167 square metres;
- (iii) the minimum setback from a **side lot line** is 0.3 metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply to the **lot** or **lots** containing the whole of the **building**:

- (i) the minimum **lot frontage** is 1.0 metres;
- (ii) the minimum **lot area** is 374 square metres;
- (iii) the minimum setback from a **side lot line** is 0.6 metres; and
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres.

- (D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building** containing a **dwelling unit**:
- (i) the minimum **lot frontage** is 6.0 metres; and
  - (ii) the minimum **lot area** is 185 square metres.

(101) Exception RS 101

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres.

(102) Exception RS 102

The lands subject to this exception shall comply with all the following:

- (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 that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum setback from a **front lot line** that abuts Military Trail is 7.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;

(103) Exception RS 103

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 5.0 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 2.5 metres; and
- (G) the maximum height of all **buildings** and **structures** is the lesser of 2 storeys or 10.0 metres.
- (H) the maximum **lot coverage** is 46%.

(104) Exception RS 104

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (F) the minimum setback from a **front lot line** that abuts Bellamy Road, is 7.5 metres;

- (G) the required **parking space** shall be located in the principal **building**;
- (H) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;  
and
- (I) the maximum **lot coverage** is 40%.

(105) Exception RS 105

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (E) the minimum setback from a **front lot line** that abuts Bellamy Road, is 7.5 metres;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (H) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (I) the maximum **lot coverage** is 40%.

(106) Exception RS 106

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **front lot line** that abuts McCowan Road is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;  
and
- (G) the maximum **lot coverage** is 40%.

(107) Exception RS 107

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.4 metres;
- (F) the required **parking space** shall be located in a garage;
- (G) the maximum **lot coverage** is 43%.

(108) Exception RS 108

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the required **parking space** shall be located in the principal **building**;

(109) Exception RS 109

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **front lot line** that abuts:
  - (i) Falmouth Avenue is 4.3 metres; and
  - (ii) Danforth Road is 4.0 metres; and
- (D) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **rear lot line** is 3.0 metres; and
- (G) the maximum **building** height is the lesser of 3 storeys or 10.1 metres.

(110) Exception RS 110

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **front lot line** that abuts:
  - (i) Falmouth Avenue is 4.3 metres; and
  - (ii) Danforth Road is 4.0 metres; and
- (D) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **rear lot line** is 7.0 metres; and
- (G) the maximum **building** height is the lesser of 3 storeys or 10.1 metres.

(111) Exception RS 111

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 2.4 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:



- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(112) Exception RS 112

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0metres 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**;
- (D) the minimum setback from a **side lot line** is 2.4 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(113) Exception RS 113

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0metres 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**;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the required **parking space** for each **dwelling unit** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(114) Exception RS 114

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0metres 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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** for each **dwelling unit** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(115) Exception RS 115

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 2.4 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(116) Exception RS 116

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**.

(117) Exception RS 117

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(118) Exception RS 118

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 4.5 metres;
- (B) the minimum setback from a **lot line** that abuts:
  - (i) Lawrence Avenue is 12.0 metres; and
  - (ii) Manse Road, Homestead Road or Coronation drive is 6.0 metres; and

- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.
- (G) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The maximum **lot coverage** is 40%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (J) A **lot** containing a **semi-detached house** shall 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** containing a single **detached house** shall comply with the following:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres.

(119) Exception RS 119

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) a garage shall be setback a minimum of 0.3 from one **side lot line**.
- (G) The maximum **lot coverage** is 40%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(120) Exception RS 120

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;

- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (D) A **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 1.2 metres; and
- (E) A **lot** containing a single **detached house** shall 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 shall be setback a minimum of 0.3 from one **side lot line**.

(121) Exception RS 121

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(122) Exception RS 122

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 2.4metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(123) Exception RS 123

The lands subject to this exception shall comply with all the following:

- (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**; and
- (C) the minimum setback from a **side lot line** is 2.4metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(124) Exception RS 124

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the minimum setback from a **rear lot line** is 6.0 metres;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) where the **vehicle** entrance to a garage also faces the **front lot line** , the entrance shall be setback a minimum of 6.0 metres from the **front lot line**; and
- (I) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(125) Exception RS 125

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

- (D) A **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 2.4 metres; and
- (E) A **lot** containing a single **detached house** shall 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;
- (F) the minimum setback from a **lot line** that abut Lawrence Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (G) the minimum setback from a **side lot line** is 1.2 metres; and
- (H) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**.

(126) Exception RS 126

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 2.4metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(127) Exception RS 127

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(128) Exception RS 128

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 2.4 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **lot coverage** is 40%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(129) Exception RS 129

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(130) Exception RS 130

The lands subject to this exception shall comply with all the following:

- (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**; and
- (C) the minimum setback from a **side lot line** is 2.4 metres; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(131) Exception RS 131

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 2.4 metres; and
- (B) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(132) Exception RS 132

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.2 metres;
- (B) the maximum **lot coverage** is 40%;
- (C) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(133) Exception RS 133

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the maximum **lot coverage** is 50%.
  
- (C) if the **lot** contains a **semi-detached house** the following shall also apply:
  - (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**;
  - (iii) the minimum setback from a **side lot line** is 1.0 metres; and
  
- (D) if the **lot** contains a **detached house** the following shall also apply:
  - (i) the minimum **lot frontage** is 6.4 metres;
  - (ii) the minimum **lot area** is 195 square metres; and
  - (iii) the minimum setback from a **side lot line** is 1.0 metres on one side only.

(134) Exception RS 134

The lands subject to this exception shall comply with all the following:



- (A) there shall be a maximum of one **semi-detached house** or one single **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 setback from a **front lot line** is 3.0 metres;
- (E) the minimum setback from a **side lot line** is 1.0 metres; and
- (F) the maximum **lot coverage** is 50%; and
- (G) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(135) Exception RS 135

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **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 setback from a **front lot line** is 3.0 metres;
- (E) the minimum setback from a **side lot line** is 1.0 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**;

(136) Exception RS 136

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **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 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 shall be 0.3 metres from all **side lot lines**.
- (F) the maximum **lot coverage** is 50%;

(137) Exception RS 137

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **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 setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and

- (E) the minimum setback from a **side lot line** is 1.5 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Avenue; and
  - (ii) 4.5metres in all other cases; and
- (G) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from all **side lot lines**.
- (H) the maximum **lot coverage** is 40%;

(138) Exception RS 138

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **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 setback from a **lot line** that abuts Berner Trail, Greenspire Road, or Malvern Street is 7.5 metres;
- (E) the minimum 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 shall be 0.3 metres from all **side lot lines**.

(139) Exception RS 139

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **detached house** per **lot** as shown on the registered plan;
- (B) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum 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 shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(140) Exception RS 140

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **detached house** per **lot** as shown on the registered plan;
- (B) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;

- (E) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(141) Exception RS 141

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **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 setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the maximum **lot coverage** is 40%; and
- (G) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(142) Exception RS 142

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** or one single **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;
- (E) the minimum setback from a **side lot line** is 2.4 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (G) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(143) Exception RS 143

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the minimum setback from a **rear lot line** is 1.5 metres;
- (F) the minimum 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** shall be located in a **building**;
- (I) detached garages may be erected in a **street yard** with a minimum setback of 3.0 metres from the **lot line** and the internal road parallel to Neilson Road and Finch Avenue East;
- (J) cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (K) no **driveway** access shall be permitted to Finch Avenue East or Neilson Road;

- (L) the maximum height of a **building** or **structure** shall be the lesser of 12.0 metres or 3 storeys;
- (M) a detached garage shall be setback from the **main walls** of the principal **building** a minimum of 3.0 metres; and
- (N) an **parking space** not located in a **building** may be located in the **front yard**.

(144) Exception RS 144

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **front lot line** is 4.5 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres on one side only;
- (E) on a **corner lot** the minimum 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**; and
- (F) the minimum setback from a **rear lot line** is 6.5 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) the required **parking space** shall be located in a **building**;
- (I) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (K) the maximum height of a **building** or **structure** shall be 10.0 metres;

(145) Exception RS 145

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Neilson Road, Finch Avenue, Tapscott Road or the railway right-of-way is 7.5 metres;
- (G) the maximum **lot coverage** is 40%;
- (H) a semi detached garage may be located on the common **lot line** and in all other cases it shall be 0.3 metres from all **side lot lines**.

(146) Exception RS 146

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (B) the minimum 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 shall be 0.3 metres from all **side lot lines**.
- (E) if the **lot** contains a **semi-detached house** the following shall also apply:

- (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 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(F) if the **lot** contains a **detached house** the following shall also apply:

- (i) the minimum **lot frontage** is 9.0 metres;
- (ii) the minimum **lot area** is 305 square metres.

(147) Exception RS 147

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) the minimum setback from a **side lot line** is 1.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 meters;
- (D) the minimum 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;
- (I) the required **parking space** shall be located in a **building**;

(148) Exception RS 148

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) the minimum setback from a **side lot line** is 1.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 meters;
- (D) the minimum 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) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**;

(149) Exception RS 149

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, Tapscott Road or Washburn Way is 7.5 metres;
- (G) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(150) Exception RS 150

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, Tapscott Road, or Milner Avenue is 7.5 metres;
- (G) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (H) the maximum **lot coverage** is 50%.

(151) Exception RS 151

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, Tapscott Road, or Milner Avenue is 7.5 metres;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (I) the maximum **lot coverage** is 40%.

(152) Exception RS 152

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, Tapscott Road, or Milner Avenue is 7.5 metres;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(153) Exception RS 153

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres; and
- (E) the maximum height shall be the lesser of 3 storeys or 10.0 metres.
- (H) the required **parking space** shall be located in a **building**;

(154) Exception RS 154

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (B) the minimum setback from a **side lot line** is 1.0 metres on one side only and nothing shall encroach into that setback area;
- (C) the maximum **lot coverage** is 50%;
- (D) the required **parking space** shall be located in a **building**;
  
- (E) if the **lot** contains a **semi-detached house** the following shall also apply:
  - (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 680 square metres per **semi-detached house** and 340 square metres for each **dwelling unit**;
  
- (F) if the **lot** contains a **detached house** the following shall also apply:
  - (i) the minimum **lot frontage** is 7.5 metres;
  - (ii) the minimum **lot area** is 340 square metres.

(155) Exception RS 155

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum 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** shall be located in the principal **building**;
- (H) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(156) Exception RS 156

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **front lot line** is 3.0 metres;
- (F) nothing shall encroach into a required yard setback;
- (G) the required **parking space** shall be located in the principal **building**;

(H) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(157) Exception RS 157

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern Street is 7.5 metres;
- (G) the required **parking space** shall be located in the principal **building**;

(158) Exception RS 158

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) the minimum setback from a **lot line** that abuts Berner Trail, Greenspire Road, or Malvern Street is 7.5 metres;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(159) Exception RS 159

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **front lot line** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) the maximum **lot coverage** is 50%;

(160) Exception RS 160

On these lands the following by-law prevails, being City of Toronto by-law 700-2005.

(161) Exception RS 161

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.5 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 metres from a one **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**.

(162) Exception RS 162

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**.

(163) Exception RS 163

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**.

(164) Exception RS 164

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (B) an attached garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**;
- (C) the required **parking space** shall be located in the principal **building**.

(D) if the **lot** contains a **semi-detached house** the following shall also apply:

- (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
- (iv) the minimum setback from a **side lot line** is 0.9 metres; and

(E) if the **lot** contains a **detached house** the following shall also apply:

- (i) the minimum **lot frontage** is 7.5 metres;

- (ii) the minimum **lot area** is 255 square metres; and
- (iii) for a **corner lot** the minimum **lot frontage** is 12.0 metres
- (iv) the minimum setback from a **side lot line** is 0.9 metres.

(165) Exception RS 165

The lands subject to this exception shall comply with all the following:

- (A) a maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) the minimum 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; and
- (C) the minimum setback from a **side lot line** is 1.2 metres; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**.

(166) Exception RS 166

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** that abuts a **street** is 6.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) the required **parking space** shall be located in the principal **building**; and
- (E) if the **lot** contains a **semi-detached house** the following shall also apply:
  - (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** contains a **detached house** the following shall also apply:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres.

(167) Exception RS 167

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the minimum setback from a **side lot line** is:

- (i) 18.0 metres where the **lot line** abuts Steeles Avenue, Warden Avenue or Kennedy Road; and
- (ii) 12.0 metres where the **lot line** abuts Pharmacy Avenue or Birchmount Road; and
- (G) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) the required **parking space** shall be located in the principal **building**.

(168) Exception RS 168

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from one **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**.

(169) Exception RS 169

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres and nothing shall encroach into that setback area; and
- (F) the required **parking space** shall be located in a **building**.

(170) Exception RS 170

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres;
- (F) the required **parking space** shall be located in a **building**.

(171) Exception RS 171

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) the maximum **lot coverage** is 50%;
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the required **parking space** shall be located in a **building**;

- (F) if the **lot** contains a **semi-detached house** the following shall also apply:
- (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** contains a **detached house** the following shall also apply:
- (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 255 square metres.

(172) Exception RS 172

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**.

(173) Exception RS 173

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;
- (D) the required **parking space** shall be located in the principal **building**.
- (E) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

- (F) if the **lot** contains a **semi-detached house** the following shall also apply:
- (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** contains a **detached house** the following shall also apply:
- (i) the minimum **lot frontage** is 7.7 metres; and
  - (ii) the minimum **lot area** is 264 square metres.

(174) Exception RS 174

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) the required **parking space** shall be located in the principal **building**.

(175) Exception RS 175

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres; and
- (E) the minimum 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 shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(176) Exception RS 176

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts Braymore Boulevard is 7.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres; and
- (F) the minimum 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 shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(177) Exception RS 177

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** that abuts a **street** is:

- (i) 7.5 metres where the **front lot line** abuts Braymore Boulevard or Dean Road;
- (ii) 6.0 metres in all other cases; and
- (E) the minimum setback from a **side lot line** is 1.2 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) an attached garage shall be setback 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** shall be located in the principal **building**.

(178) Exception RS 178

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres; and
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) an attached garage shall be setback 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** shall be located in the principal **building**.

(179) Exception RS 179

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 17.4metres per **semi-detached house** and 8.7 metres for each **dwelling unit**; and
- (B) the minimum **lot area** is 400 square metres per **semi-detached house** and 200 square metres for each **dwelling unit**; and
- (C) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the minimum setback from a **rear lot line** is 7.25 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**.
- (G) the maximum **lot coverage** is 55%;
- (H) the maximum height of a principal **building** 12.5 metres;

(180) Exception RS 180

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **rear lot line** is 7.25 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback 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 principal **building** 12.5 metres;

- (F) if the **lot** contains a **semi-detached house** the following shall also apply:
- (i) the minimum **lot frontage** is 17.4 metres per **semi-detached house** and 8.7 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 400 square metres per **semi-detached house** and 200 square metres for each **dwelling unit**; and
  - (iii) the minimum setback from a **side lot line** is 1.2 metres; and
- (G) if the **lot** contains a **detached house** the following shall also apply:
- (i) the minimum **lot frontage** is 10.7 metres;
  - (ii) the minimum **lot area** is 250 square metres; and
  - (iii) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

(181) Exception RS 181

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 4.5 metres;
- (E) the minimum setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side and nothing shall encroach into that setback area;
- (F) the minimum 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 principal **building** is the lesser of 3 storeys or 9.5 metres;
- (I) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) the required **parking space** shall be located in the principal **building**.

(182) Exception RS 182

The lands subject to this exception shall comply with all the following:

- (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** shall be located in a **building**;
- (E) the maximum height of the a principal **building** is the lesser of 3 storeys or 9.5 metres; and
- (F) the maximum **lot coverage** is 50%.

(183) Exception RS 183

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **rear lot line** is 7.25 metres;
- (D) the maximum height of a principal **building** is 10.5 metres
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum

- of 5.7 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) these lands must also comply with Prevailing By-law Section 955.10. (558).

(184) Exception RS 184

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **rear lot line** is 7.25 metres;
- (D) the maximum height of a principal **building** is the lesser of 3 storeys and 12.0 metres;
- (E) if the **vehicle** entrance to a garage also faces the **street**, the entrance shall be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) these lands must also comply with Prevailing By-law Section 955.10. (557).

(185) Exception RS 185

The lands subject to this exception shall comply with all the following:

- (A) a maximum of one **dwelling unit** in a **semi-detached house** per **lot** shown on the registered plan;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) Where 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 principal **building** is 12.5 metres; and
- (F) if the **vehicle** entrance to a garage also faces the **street**, the entrance shall be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(186) Exception RS 186

The lands subject to this exception shall comply with all the following:

- (A) a maximum of one **dwelling unit** per **lot** shown on the registered plan and located in either a single **detached house** or a **semi-detached house**;
- (B) the minimum 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 shall be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) the maximum height of a principal **building** is 12.5 metres; and
- (E) A **lot** containing a **semi-detached house** shall comply with the following:
  - (i) the minimum setback from a **side lot line** is 1.2 metres; and
  - (ii) Where 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** containing a single **detached house** shall comply with the following:
  - (i) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

(187) Exception RS 187

The lands subject to this exception shall comply with all the following:



- (A) a maximum of one **dwelling unit** per **lot** shown on the registered plan and located in either a single **detached house** or a **semi-detached house**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) the maximum height of a principal **building** is 12.5 metres; and

(C) A **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 1.2 metres; and
- (iii) Where 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) A **lot** containing a single **detached house** shall 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 setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

(188) Exception RS 188

On these lands the following by-law prevails, being former City of North York by-law 30967.

(189) Exception RS 189

The lands subject to this exception must comply with Regulation 955.10.(541).

(190) Exception RS 190

The lands subject to this exception shall comply with all the following:

(A) in all cases the following shall apply:

- (i) the minimum setback from a **front lot line** that abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road is 22 metres, measured from the original centreline of the **street**;
- (ii) the minimum setback from a **side lot line** that abuts a **street** is 1.5 metres; and

(B) where the **lot** contains a **detached house** the following shall apply:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) the minimum **lot area** is 260 square metres;
- (iii) the minimum setback from a **side lot line** is 0.45 on one side only metres; and

(C) Where a **lot** contains a **semi-detached house** the following shall apply 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;
- (iii) the minimum setback from a **side lot line** is 0.9 metres; and

(D) Where a **lot** contains a **semi-detached house** the following shall apply to each part of the **building**

containing a **dwelling unit**:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 240 square metres.

(191) Exception RS 191

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.70.1, being the City of Toronto By-law 1207-2009 as amended; and
- (B) Regulation 955.10.(542).

(192) Exception RS 192

On these lands the following by-law prevails, being City of Toronto by-law 276-2002.

(193) Exception RS 193

On these lands the following by-law prevails, being City of Toronto by-law 482-2006.

(194) Exception RS 194

On these lands the following by-law prevails, being City of Toronto by-law 136-2008 (OMB).

(195) Exception RS 195

On these lands the following by-law prevails, being City of Toronto by-law 75-2003.

(196) Exception RS 196

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** abutting a **street** is 3.0 metres; and
- (B) the maximum **lot coverage** is 45%;

(C) A **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 0.9 metres; and

(D) A **lot** containing a single **detached house** shall 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 setback from a **side lot line** is 0.9 metres on one side and 0.3 on the other side; and
- (iv) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres.

(197) Exception RS 197

The lands subject to this exception shall comply with all the following:

- (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 shall be setback a minimum of 8.5 metres from a **lot line** that abuts a **street**;
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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; and

(D) if the **lot** contains a **semi-detached house** the following shall also apply:

- (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 setback from a **side lot line** is 1.8 metres; and

(E) if the **lot** contains a **detached house** the following shall also apply:

- (i) the minimum **lot frontage** is 10.0 metres; and
- (ii) the minimum setback from a **side lot line** is 1.8 metres on one side and 0.3 metres on the other side.

(198) Exception RS 198

On these lands the following by-law prevails, being former City of North York by-law 32403.

(199) Exception RS 199

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the maximum **lot coverage** is 50%;
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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

(200) Exception RS 200

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 26 metres where the **front lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is:

- (i) 7.5 metres where the **side lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; 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** shall be located in the principal **building**;
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (G) a **lot** containing a **semi-detached house** shall 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;
  - (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** containing a single **detached house** shall 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.

(201) Exception RS 201

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 26 metres where the **front lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Midland Avenue, Brimley Road, Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases;
- (D) the maximum **lot coverage** is 60%;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (G) a **lot** containing a **semi-detached house** shall 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**;
- (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** containing a single **detached house** shall comply with the following:

- (i) the minimum **lot frontage** is 5.25 metres;
- (ii) the minimum **lot area** is 250 square metres.

(202) Exception RS 202

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 7.5 metre if it abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases; and
- (G) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (H) the maximum **lot coverage** is 50%; and
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(203) Exception RS 203

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 7.5 metre if it abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is:

- (i) 7.5 metres where the **side lot line** abuts Middlefield Road or McNicoll Avenue; and
- (ii) 4.5 metres in all other cases; and

- (G) the maximum **lot coverage** is 50%;
- (H) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(204) Exception RS 204

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 7.5 metre if it abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases;
  
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 3.0 metres in all other cases; and
  
- (D) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) the maximum **lot coverage** is 50%;
- (F) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
  
- (I) if a **lot** contains a **semi-detached house** it shall comply to the following:
  - (I) a maximum of one **semi-detached house** on a **lot** shown on the registered plan; and
  
- (J) if a **lot** contains a **detached house** it shall comply to the following:
  - (i) the minimum **lot frontage** is 6.0 metres; and
  - (ii) the minimum **lot area** is 209 square metres.

(205) Exception RS 205

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(206) Exception RS 206

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 6.0 metres in all other cases;
- (E) the minimum setback from a **side lot line** is 0.9 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 4.5 metres in all other cases;
- (G) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (H) the required **parking space** shall be located in the principal **building**.
- (I) the maximum **lot coverage** is 50%; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(207) Exception RS 207

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.5 metres;
- (E) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (F) the required **parking space** shall be located in the principal **building**.
- (G) the maximum **lot coverage** is 50%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(208) Exception RS 208

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres on one side only;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the maximum **lot coverage** is 50%; and
- (H) the required **parking space** shall be located in a **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(209) Exception RS 209

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.9 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) the maximum **lot coverage** is 60%; and
- (D) for a garage the minimum setback from a **side lot line** is 0.3 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (G) a **lot** containing a **semi-detached house** shall 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**;
- (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** containing a single **detached house** shall 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;
- (ii) the minimum **lot area** is 250 square metres.

(210) Exception RS 210

On these lands the following by-laws prevail, being former City of North York by-laws 32052, 32849 and City of Toronto By-law 495-1998.

(211) Exception RS 211

On these lands the following by-law prevails, being City of Toronto By-law 159-2002(OMB).

(212) Exception RS 212

On these lands the following by-laws prevail, being former City of North York By-laws 16845, 29400, and 32077.

(213) Exception RS 213

The lands subject to this exception shall comply with the following:

- (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.

(214) Exception RS 214

The lands subject to this exception must comply with Regulation 955.10.(19).

(215) Exception RS 215

The lands subject to this exception must comply with Regulation 955.10.(20).

(216) Exception RS 216

The lands subject to this exception must comply with Regulation 955.10.(21).

(217) Exception RS 217

The lands subject to this exception must comply with Regulation 955.10.(22).

(218) Exception RS 218

The lands subject to this exception must comply with Regulation 955.10.(23).

(219) Exception RS 219

On these lands the following by-laws prevail, being former City of North York by-laws 14793, 32077, and 32737.

(220) Exception RS 220

The lands subject to this exception must comply with Regulation 955.10.(24).

(221) Exception RS 221

The lands subject to this exception must comply with Regulation 955.10.(25).

(222) Exception RS 222

On these lands the following by-laws prevail, being former City of North York by-laws 16845 and 29400.

(223) Exception RS 223

The lands subject to this exception must comply with Regulation 955.10.(26).

(224) Exception RS 224

The lands subject to this exception must comply with Regulation 955.10.(27).

(225) Exception RS 225

The lands subject to this exception must comply with Regulation 955.10.(28).

(226) Exception RS 226

The lands subject to this exception must comply with Regulation 955.10.(29).

(227) Exception RS 227

The lands subject to this exception must comply with Regulation 955.10.(30).

(228) Exception RS 228

The lands subject to this exception must comply with Regulation 955.10.(321).

(229) Exception RS 229

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(230) Exception RS 230

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(231) Exception RS 231

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Road or Finch Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (E) despite (D) the side **main wall** of a garage is to be at least 3.0 metres from a **side lot line** that abuts a **street**;
- (F) the minimum setback from a **side lot line** is 1.2 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(232) Exception RS 232

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 meters where the **lot line** abuts Warden Avenue;
  - (ii) 6.0 metres in all other cases; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(233) Exception RS 233

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(234) Exception RS 234

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the maximum **lot coverage** is 40%;
- (E) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(235) Exception RS 235

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(236) Exception RS 236

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(237) Exception RS 237

The lands subject to this exception shall comply with all the following:

- (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 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; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the maximum **lot coverage** is 40%;
- (H) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(238) Exception RS 238

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 meters where the **lot line** abuts Warden Avenue;
  - (ii) 6.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the maximum **lot coverage** is 40%;
- (D) a garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(239) Exception RS 239

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) the maximum **lot coverage** is 50%; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(240) Exception RS 240

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) the maximum **lot coverage** is 50%; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (E) a **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 1.0 metres;

(F) a **lot** containing a single **detached house** shall comply with the following:

(i) the minimum **lot frontage** is 7.5 metres;

(ii) the minimum **lot area** is 300 square metres;

(iii) the minimum setback from a **side lot line** is 1.0 metres on one side only.

(241) Exception RS 241

On these lands the following by-law prevails, being City of Toronto by-law 799-2004.

(242) Exception RS 242

On these lands the following by-law prevails, being former City of North York by-law 31426.

(243) Exception RS 243

The lands subject to this exception must comply with Regulation 955.10.(32).

(244) Exception RS 244

The lands subject to this exception must comply with Regulation 955.10.(552).

(245) Exception RS 245

The lands subject to this exception shall comply with the following:

(A) **Building** Types

(i) **semi-detached houses**, if:

(B) **Lot** Requirements

(i) the minimum **lot frontage** is 11.0 metres.

(C) **Building** Requirements

(i) the maximum height of a principal **building** is 11.0 metres and not more than 3 storeys;

(ii) the maximum **floor space index** is 0.94;

(iii) the minimum **front yard setback** is 3.0 metres;

(iv) the minimum **rear yard setback** is 6.0 metres;

(v) 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.

(D) **Parking** Requirements

(i) the **vehicle** access to the **parking spaces** on the **lots** containing **semi-detached houses** is from the public **lane** at the rear of the **lots**.

(E) **Additional** Requirements

(i) the **semi-detached houses** shall front onto Wright Avenue or Gibson Avenue.

(A) **Permitted** Uses

(i) a **religious residence**, if:

(B) **Lot** Requirements

(i) the minimum **lot frontage** is 45.0 metres, with the **lot** fronting on Pine Street;

(C) **Building** Requirements

- (i) the maximum height of a principal **building** is 15.0 metres and not more than 3 storeys;
  - (ii) the maximum **floor space index** is 1.15;
  - (iii) the maximum **gross floor area** of **ancillary** commercial and workshop uses in the **religious residence** is 950 square metres;
  - (iii) the minimum **front yard setback** is 4.0 metres;
  - (iv) the minimum **rear yard setback** is 20.0 metres;
  - (v) the minimum **side yard setback** is 6.0 metres;
- (D) Parking Requirements
- (i) the minimum number of on-site **parking spaces** is 12 which include 1 handicapped **parking space**;
  - (ii) the **vehicle** access is limited to 1 access point on Pine Street.
- (E) Additional Requirements
- (i) a portion of the lands at the rear of the semi-detached **lots** and the **religious residence** shall 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 Street and the north limit of the lands shall be conveyed to the City for reserve purposes.

(246) Exception RS 246

The lands subject to this exception shall comply with the following:

(A) **Building** Requirements

- (i) the minimum **front yard setback** from the **street** line of Jane Street is 6.0 metres.

(247) Exception RS 247

The lands subject to this exception shall comply with the following:

(A) a single **detached house** on a **lot** if:

- (i) the maximum **lot coverage** is 40%;
- (ii) the maximum height of a principal **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 0.6 metres on one side and 1.2 metres on the other side.

(B) a **semi-detached house** on a **lot** if:

- (i) the maximum **lot coverage** is 45%;
- (ii) the maximum height of a principal **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.

(C) Additional Requirements

- (i) each **dwelling unit** is to provide a private garage.

(248) Exception RS 248



The lands subject to this exception must comply with Regulation 955.10.(33).

(251) Exception RS 251

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) the required **parking space** shall be located in the principal **building**;
- (G) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(252) Exception RS 252

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Finch Avenue, Placentia Boulevard or Middlefield Road; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(253) Exception RS 253

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.
- (H) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(254) Exception RS 254

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(255) Exception RS 255

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Finch Avenue, McCowan Road or Middlefield Road; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(256) Exception RS 256

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Midland Avenue;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Boulevard, Cleadon Road or South Shields Avenue; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(257) Exception RS 257

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the maximum **lot coverage** is 40%;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(258) Exception RS 258

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum 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** shall be located in the principal **building**.
- (G) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(259) Exception RS 259

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres;
- (E) a garage shall be setback 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** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(260) Exception RS 260

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts McCowan Road, Brimley Road or Brimwood Boulevard; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(261) Exception RS 261

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **side lot line** is 1.0 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(262) Exception RS 262

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum 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** shall be located in the principal **building**; and

- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(263) Exception RS 263

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(264) Exception RS 264

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **side lot line** is 1.0 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(265) Exception RS 265

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) a garage shall be setback 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(266) Exception RS 266

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) a garage shall be setback 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** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(267) Exception RS 267

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts White Heather Boulevard, McCowan Road or Richmond Park Boulevard; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage shall be setback 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** shall be located in the principal **building**; and

- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(268) Exception RS 268

The lands subject to this exception shall comply with all the following:

- (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 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;
  - (iii) 6.0 metres where the **lot line** abuts any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum 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**; and
- (G) a garage shall be setback 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** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(269) Exception RS 269

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;



- (F) a garage shall be setback 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(270) Exception RS 270

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(271) Exception RS 271

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(272) Exception RS 272

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Avenue, McCowan Road or Sandhurst Circle; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the maximum **lot coverage** is 40%;
- (H) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (I) the required **parking space** shall be located in the principal **building**.

(273) Exception RS 273

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** that abuts a **street** is:
  - (i) 12.0 metres where the **lot line** abuts Huntingwood Drive;
  - (ii) 18.0 metres where the **lot line** abuts McCowan Road;
  - (iii) 4.5 metres in all other cases;
- (E) the minimum setback from a **rear lot line** that abuts:
  - (i) Huntingwood Drive is 12.0 metres;
  - (ii) McCowan Road is 18.0 metres; and
- (F) the minimum setback from a **side lot line** is 1.2 metres;
- (G) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(274) Exception RS 274

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **front lot line** is:
  - (i) 36.0 metres where the **lot line** abuts Finch Avenue or McCowan Road;
  - (ii) 6.0 metres in all other cases;

- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the maximum **lot coverage** is 40%;
- (F) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(275) Exception RS 275

On these lands the following by-law prevails, being former City of North York by-law 12078.

(276) Exception RS 276

The lands subject to this exception must comply with Regulation 955.10.(315).

(277) Exception RS 277

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Avenue;
  - (ii) 7.5 metres if the **lot line** abuts Chester Le Boulevard and Pharmacy Avenue; and
  - (iii) 6.0 metres from any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(278) Exception RS 278

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Victoria Park Avenue or Chester Le Boulevard; and
  - (ii) 6.0 metres from any other **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(279) Exception RS 279

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(280) Exception RS 280

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(281) Exception RS 281

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a Pharmacy Avenue or Warden Avenue is 7.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(282) Exception RS 282

The lands subject to this exception shall comply with all the following:

- (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) where the **main wall** containing a **vehicle** entrance to a **parking space** shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the maximum **lot coverage** is 45%;
- (H) a garage is to be at least 0.3 metres from a **side lot line**;
- (I) a garage shall not have an interior width greater than 3.5 metres for each **dwelling unit**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(283) Exception RS 283

The lands subject to this exception shall comply with all the following:

- (A) a maximum of two **dwelling units** for each **lot** on a registered plan;
- (B) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres if it abuts LaPeer Boulevard; and

- (ii) 6.0 metres in all other cases;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum 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** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(284) Exception RS 284

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;
  - (ii) 6.0 metres from any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the maximum **lot coverage** is 40%;
- (H) a garage is to be at least 0.3 metres from a **side lot line**;
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(285) Exception RS 285

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Road, L'Amoreaux Drive; and
  - (ii) 6.0 metres from any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

- (G) the minimum setback from a **rear lot line** is 6.0 metres;
- (H) the maximum **lot coverage** is 40%;
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(286) Exception RS 286

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **rear lot line** is 6.0 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(287) Exception RS 287

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the minimum 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(288) Exception RS 288

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Avenue or Birchmount Road;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the maximum **lot coverage** is 40%;
- (I) the required **parking space** shall be located in the principal **building**;
- (J) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(289) Exception RS 289

The lands subject to this exception shall comply with all the following:

- (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 required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Avenue or Kennedy Road;
  - (ii) 12.0 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Birchmount Road; and
  - (iii) 6.0 metres from any other **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the maximum **lot coverage** is 40%;
- (H) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(290) Exception RS 290

The lands subject to this exception shall comply with all the following:

- (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) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Avenue or Birchmount Road;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the maximum **lot coverage** is 40%;
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(291) Exception RS 291

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Avenue or Birchmount Road;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the maximum **lot coverage** is 40%;
- (H) a garage is to be at least 0.3 metres from a **side lot line**;

- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(292) Exception RS 292

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**.
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(293) Exception RS 293

The lands subject to this exception must comply with Regulation 955.10.(316).

(294) Exception RS 294

The lands subject to this exception must comply with Regulation 955.10.(317).

(295) Exception RS 295

The lands subject to this exception shall comply with all the following:

- (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 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 setback from a **side lot line** 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage is to be at least 0.3 metres from a **side lot line**;
- (H) the required **parking space** shall be located in the principal **building**; and

- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(296) Exception RS 296

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is 40%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(297) Exception RS 297

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.0 metres on one side only, and nothing shall encroach into this required yard setback;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is 40%;
- (I) the maximum height of a **building** shall be the lesser of 2 storeys and 9.0 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(298) Exception RS 298

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is 40%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(299) Exception RS 299

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** containing the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (E) the minimum setback from a **side lot line** 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Boulevard or Collingbrook Boulevard; and
  - (ii) 4.5 metres in all other cases; and
- (G) the minimum setback from a **rear lot line** is 6.0 metres;
- (H) a garage is to be at least 0.3 metres from a **side lot line**; and
- (I) the maximum **lot coverage** is 45%; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(300) Exception RS 300

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;

- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**;
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **lot coverage** is 40%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(301) Exception RS 301

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Victoria Park Avenue, Warden Avenue, Kennedy Road or Sheppard Avenue, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(302) Exception RS 302

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Victoria Park Avenue, Warden Avenue, Kennedy Road or Sheppard Avenue, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** 1.2 metres;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(303) Exception RS 303

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is 40%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(304) Exception RS 304

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Avenue; and
  - (ii) 7.5 metres if the **lot line** abuts Chester Le Boulevard or Pharmacy Avenue; and
  - (iii) 6.0 metres in all other cases;
- (E) the minimum setback from a **side lot line** 1.2 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is 40%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(305) Exception RS 305

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(306) Exception RS 306

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) a garage is to be at least 0.3 metres from a **side lot line**;
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is 40%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(307) Exception RS 307

The lands subject to this exception shall comply with all the following:

- (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 is to be at least 0.3 metres from a **side lot line**;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(308) Exception RS 308

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** 1.2 metres;
- (D) a garage is to be at least 0.3 metres from a **side lot line**;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) the maximum **lot coverage** is 40%; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(309) Exception RS 309

The lands subject to this exception must comply with Regulation 955.10.(320).

(310) Exception RS 310

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 18.0metres 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 setback from a **front lot line** is:
  - (i) 25.0 metres if the **lot line** abuts Lawson Road, Colonel Danforth Trail, Meadowvale Road, Centennial Road or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres.
- (F) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.

(311) Exception RS 311

The lands subject to this exception must comply with Regulation 955.10(314).

(312) Exception RS 312

The lands subject to this exception must comply with all the following:

- (A) the minimum **lot frontage** for a **detached house** is 6.0 metres;



- (B) the minimum **lot area** for a **detached house** is 185 square metres; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **detached house** or a **semi-detached house** is 0.75.

(315) Exception RS 315

The lands subject to this exception must comply with all the following:

- (A) A detached dwelling may have along one **side yard**, a **side yard setback** of 0 metres subject to: a maintenance easement of 1 metre shall be provided on the adjacent **lot**.
- (B) Other than the permission in section a) above, the minimum **side yard setback** shall be 1 metre.
- (C) For flanking **lots** the minimum **side yard setback** shall be 3 metres unless a **lot** flanks onto Finch Avenue West in which case the minimum **side yard setback** shall be 6 metres.
- (D) The **building** height shall not exceed three storeys.

(316) Exception RS 316

The lands subject to this exception shall comply with all the following:

- (A) for all lands included in this exception the maximum number of **dwelling units** is 59;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) 5.0 metres if the **lot line** abuts Scarborough Golf Club Road;
  - (ii) 6.2 metres if the **lot line** is the southerly **lot line**;
  - (iii) 13.0 metres if the **lot line** is the westerly **lot line**;
  - (iv) 7.5 metres if the **lot line** is the easterly **lot line**;
  - (v) from the northerly **lot line**:
    - (a) 17 metres if the principal **building** is 43 metres or less from the west property line;
    - (b) 11.8 metres if the principal **building** is greater than 43 metres but less than 64 metres from the west property line;
    - (c) 10.4 metres if the principal **building** is greater than 64 metres but less than 77 metres from the west property line;
    - (d) 14 metres if the principal **building** is greater than 77 metres but less than 97 metres from the west property line; and
    - (e) 3.0 metres if the principal **building** is greater than 97 metres from the west property line;
- (C) the minimum separation distance between all **main walls** of two **building** is:
  - (i) 1.8 metres between **Detached Houses** and **Semi-Detached Houses**;
  - (ii) 15.0 metres between the rear **main walls** of all principal **buildings**;
  - (iii) 8.5 metres between an end wall and rear wall of all principal **buildings**;
- (D) the maximum height of a **building** is 9.0 metres;
- (E) the maximum number of storeys is 3;
- (F) the maximum **lot coverage** is 33%;
- (G) **parking spaces** are to be provided at a rate of 2.0 spaces for each **dwelling unit** and used for resident parking; and
- (H) a minimum of 1 **parking space** for each **dwelling unit** is to be located in the principal **building** containing the **dwelling unit** for which it is required.
- (I) a minimum of 12 **parking spaces** are to be provided and used for visitor parking only; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(317) Exception RS 317

The lands subject to this exception shall comply with all the following:

- (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 Road; and
  - (ii) 16.0 metres from all other **streets**; and
- (B) the minimum 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** contains 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** contains 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**.

(318) Exception RS 318

The lands subject to this exception shall 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 Road or Midland Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (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; and
- (C) the part of the principal **building** containing the **parking space** is to be setback 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**.
- (D) the maximum **lot coverage** is 50%;
- (E) the minimum 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 1/2 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**; and
- (F) the required **parking space** must be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(319) Exception RS 319

The lands subject to this exception shall comply with all the following:

- (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 contains an entrance to a **parking space** is to 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 is to 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**.

(320) Exception RS 320

The lands subject to this exception shall comply with all the following:

- (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 is to encroach into the required **side yard**;
- (C) The maximum **lot coverage** is 50%;
- (D) the maximum number of storeys is 2; and
- (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.

(321) Exception RS 321

The lands subject to this exception shall comply with all the following:

- (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**; and
- (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**; and
- (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 contains an entrance to a **parking space** is to be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (F) the minimum setback from a **side lot line** that does not abut a **street** is:
  - (i) 1.2 m on one side and 0.6 m on the other side for **detached house**;
  - (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 m wide by 0.92 m long and 21 cm high shall be permitted to encroach within the area of a **parking space**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(322) Exception RS 322

The lands subject to this exception shall comply with all the following:

- (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 contains an entrance to a **parking space** is to 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 principal **building**;
- (H) the minimum **lot frontage** for each **dwelling unit** is 7.5 metres; and
- (I) the minimum **lot area** for each **dwelling unit** is 290 square metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(323) Exception RS 323

The lands subject to this exception shall comply with all the following:

- (A) the minimum separation between the side **main walls** of two principal **buildings** is 1.8 metres;
- (B) the minimum separation between a side **main wall** and a rear **main wall** of two principal **buildings** is 8.3 metres;
- (C) the minimum separation between a side **main wall** and a front **main wall** of two principal **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 2;
- (F) the maximum **floor space index** for a **lot** is the lesser of:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
- (G) **parking spaces** are two to be provided at a minimum rate of 2.0 for each **dwelling unit** of which:
  - (i) a minimum of 2 surface **parking spaces** are to be provided for **detached houses** where any portion of such **detached house** is situated within 15 m of Scarborough Golf Club Road; and
  - (ii) in all other cases 1 **parking space** is to 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; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(324) Exception RS 324

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage**:
  - (i) for a semi **detached house** is 18.0 metres for the **building** and 9.0 metres for each welling unit
  - (ii) for a **duplex building** is 18.0 metres; and
- (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 Avenue, Ellesmere Road and Kennedy Road; and
- (C) the minimum **building setback** from a **side lot line** is 2.4 metres; and
- (D) in addition to the uses permitted in this zone, a **duplex building** is also permitted.

(325) Exception RS 325

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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 Avenue, Ellesmere Road, and Kennedy Road; 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 uses permitted in this zone, a **duplex building** is also permitted.

(326) Exception RS 326

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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** is to be located in the principal **building**;
- (G) the portion of the main **building** containing the **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

(328) Exception RS 328

The lands subject to this exception shall comply with all the following:

- (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.

(329) Exception RS 329

The lands subject to this exception must comply to the following:

- (A) if a **lot** contains 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; and
- (B) if a **lot** contains 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 contains a vehicular 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 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** shall mean 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%.

(330) Exception RS 330

The land subject to this exception must comply with the following:

- (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 Road, Danforth Road, Brimley Road, McCowan Road and Midland Avenue;
- (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** contains:
  - (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** containing a **dwelling unit**; and
- (F) if the **lot** contains
  - (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**.

(331) Exception RS 331

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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**
  - (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 principal **building**;
- (G) the portion of the principal **building** containing the **parking space** may be setback 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.

(332) Exception RS 332

The lands subject to this exception must comply with the following:

- (A) if a **lot** contains a **semi-detached house**, the minimum **lot frontage** is 16.5metres and the minimum **lot area** is 557 square metres;
- (B) if a **lot** contains a **detached house**, the minimum **lot frontage** is 8.0metres 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 that 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 Avenue;
  - (ii) 9.0 metres from the **street** line of Manse Road, Homestead Road and Coronation Drive;
  - (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 principal **building**;
- (J) the portion of a **building** containing a **parking space** must be at least 0.3 metres from a **side lot line**;
- (K) 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(333) Exception RS 333

The lands subject to this exception must comply with the following:

- (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** contains a **semi-detached house** the following regulations apply:
  - (i) the minimum **lot frontage** must be 18.0 metres;
  - (ii) the minimum **lot area** must be 613 square metres; and
  - (iii) minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres;
  - (iv) the minimum **building setback** from the easterly most **lot line** is 0.75 metres
- (D) if the **lot** contains a **detached house** the following regulations apply:
  - (i) the minimum **lot frontage** must be 13.0 metres;
  - (ii) the minimum **lot area** must be 464 square metres; and
  - (iii) minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres.

(334) Exception RS 334

The lands subject to this exception must comply with the following:

- (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** containing a **parking space** may be located a minimum of 0.3 metres from a **side lot line**.
- (D) If the **lot** contains 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**;
  - (ii) the minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (E) If the **lot** contains 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

## 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 subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3577.

(2) Exception RT 2

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3977 and 3756.

(3) Exception RT 3

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-79.

(4) Exception RT 4

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-154.

(5) Exception RT 5

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-76.

(6) Exception RT 6

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 319-2004.

(7) Exception RT 7

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1995-43.

(8) Exception RT 8

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-188 and 1989-78.

(9) Exception RT 9

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 532-1999.

(10) Exception RT 10

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-207.

(11) Exception RT 11

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-185 and 1978-305.

(12) Exception RT 12

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1990-76 and 1996-112.

(13) Exception RT 13

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 707-2005.

(14) Exception RT 14

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 2001-976.

(15) Exception RT 15

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-58.

(16) Exception RT 16

The lands subject to this exception must comply with all the following.

The only permitted **building** type is a **townhouse**, if:

(A) the minimum rear and **side yard setbacks** are half the height of the **building** or 7.5 metres which ever is greater;

(B) the maximum density is 37 **dwelling units** per hectare; and

(C) the maximum **lot coverage** is 25%.

(17) Exception RT 17

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1979-41.

(18) Exception RT 18

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 2857.

(19) Exception RT 19

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 83-2000.

(20) Exception RT 20

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 551-2005.

(21) Exception RT 21

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-12.

(22) Exception RT 22

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 966-2003.

(23) Exception RT 23

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1103-2001.

(24) Exception RT 24

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-59.

(25) Exception RT 25

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14230.

(26) Exception RT 26

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13837.

(27) Exception RT 27

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-44.

(28) Exception RT 28

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1992-169.

(29) Exception RT 29

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 910-2000.

(30) Exception RT 30

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 542-2005.

(31) Exception RT 31

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-13.

(32) Exception RT 32

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-161.

(33) Exception RT 33

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1101-2001.

(34) Exception RT 34

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 284-2003.

(35) Exception RT 35

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14869.

(36) Exception RT 36

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 92-2002.

(37) Exception RT 37

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3837.

(38) Exception RT 38

The lands subject to this exception shall comply with the following:

(A) **Building** Requirements

- (i) the minimum **front yard setback** and **rear yards** setback is that existing on the date of the enactment of this By-law;
- (ii) not sure this type of regulation should be brought forward: dwellings on **lots** that abut a **side yard** or are located less than 1.2 m to a **side lot line**, 1 or more maintenance easements of 1.2 m abutting the **side yard setback**
- (iii) no fence shall be permitted within any **side yard** of less than 1.2 m and no fence shall be permitted to obstruct any maintenance easement;

(iv) the maximum **building** height is 3 storeys.

(B) **Ancillary Building** Requirements

(i) a private garage or any other **ancillary building** shall be set back a minimum of 4.5 metres from any **side yard** or **rear yard lot line** or a **street** line.

(39) Exception RT 39

The lands subject to this exception shall comply with the following:

(A) a maximum of 127 **townhouse dwelling units**.

(B) the maximum **lot coverage** is 39%.

(C) the maximum **building** height is 14.0 metres, with the exception of Blocks K, L, M, and N on Schedule x to this Exception where the maximum **building** height is 10.3 metres;

(D) the maximum **floor space index** is 0.99;

(E) the minimum setbacks of the **townhouse buildings** is shown on Schedule x to this Exception

(F) the minimum **landscaping** area is 30%

(G) the minimum number of **parking spaces** within each **dwelling unit** is 1, with the exception of Blocks K, L, M, and N of Schedule x to this Exception where 2 **parking spaces** shall be provided within each **dwelling unit**

(H) the minimum number of visitors **parking spaces** is 30, with 9 of those **parking spaces** may be provided off-site on the Oxford Street road allowance.

(I) the maximum height of any fence is 2.4 metres.

(40) Exception RT 40

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1096-2006.

(41) Exception RT 41

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1995-212.

(42) Exception RT 42

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 183-2002.

(43) Exception RT 43

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 885-2001.

(44) Exception RT 44

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-196.

(45) Exception RT 45

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 733-2003.

(46) Exception RT 46

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1001-2004.

(47) Exception RT 47

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 569-2006.

(48) Exception RT 48

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 2565.

(49) Exception RT 49

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 698-2001.

(50) Exception RT 50

On the lands subject to this exception a school is permitted.

(51) Exception RT 51

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-170.

(52) Exception RT 52

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 456-2000.

(53) Exception RT 53

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1112-2001.

(54) Exception RT 54

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-laws 643-2007 (OMB) and 1126-2007 (OMB).

(55) Exception RT 55

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 453-2004.

(56) Exception RT 56

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1995-56.

(57) Exception RT 57

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 328-1998.

(58) Exception RT 58

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1986-1.

(59) Exception RT 59

The lands subject to this exception shall comply with the following:

(A) **Building** Requirements

- (i) a maximum number of **dwelling units** permitted is 84;
- (ii) the maximum **building** height of a principal **building** is 3 storeys;
- (iii) the minimum **front yard setback** is 3.6 m;

- (v) the minimum **rear yard setback** is 7.6 m;
- (vi) the minimum **side yard setback**, including a **corner lot**, is 0.9 m;
- (vii) steps at the rear of each **building** are permitted provided they are used for access; from the **basement** of each **dwelling unit** to grade;
- (viii) for the purpose of calculating the maximum **gross floor area** permitted in a **dwelling unit**, the ground floor area of **dwelling units** without **basements** shall not be included in the calculation of the maximum permitted **gross floor area**;

(B) Parking Requirements

- (i) 1 **parking space** shall be provided in each **dwelling unit** and the **parking space** shall be located between the front of each **dwelling unit** and the edge of the sidewalk or curb.

(C) **Ancillary Buildings**

- (i) **ancillary buildings**, underground **parking garages** and swimming pools are not permitted.

(60) Exception RT 60

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 2748.

(61) Exception RT 61

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 2-2006.

(62) Exception RT 62

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 280-2000.

(63) Exception RT 63

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-142.

(64) Exception RT 64

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 3410, 3879 and 3907.

(65) Exception RT 65

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1982-156.

(66) Exception RT 66

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1656.

(67) Exception RT 67

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 740-2003.

(68) Exception RT 68

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1985-136.

(69) Exception RT 69

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-156.

(70) Exception RT 70

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 699-2001.

(71) Exception RT 71

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1997-57.

(72) Exception RT 72

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 714-2003.

(73) Exception RT 73

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-195.

(74) Exception RT 74

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 409-2001.

(75) Exception RT 75

On these lands the following by-law prevails, being former City of North York by-law 33125.

(76) Exception RT 76

On these lands the following by-law prevails, being former City of North York by-law 25629.

(78) Exception RT 78

On these lands the following by-laws prevail, being former City of North York by-laws 17192 and 32077.

(79) Exception RT 79

On these lands the following by-law prevails, being City of Toronto by-law 45-1999.

(80) Exception RT 80

On these lands the following by-law prevails, being City of Toronto by-law 530-2004.

(81) Exception RT 81

The lands subject to this exception shall comply with all the following:

- (A) despite any division of these lands into two or more parcels, these regulations shall apply to the lands in their entirety;
- (B) a maximum of 2 single **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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) each required **parking space** shall be located in the principal **building**; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(82) Exception RT 82

On these lands the following by-laws prevail, being former City of North York by-laws 32566 and 32737.

(83) Exception RT 83

On these lands the following by-law prevails, being City of Toronto by-law 126-2002.

(84) Exception RT 84

On these lands the following by-law prevails, being former City of North York by-law 33113.

(85) Exception RT 85

On these lands the following by-law prevails, being former City of North York by-law 25970.

(86) Exception RT 86

On these lands the following by-law prevails, being former City of North York by-law 25972.

(87) Exception RT 87

On these lands the following by-law prevails, being former City of North York by-law 25971.

(88) Exception RT 88

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a front line is 3.0 metres;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) the part of **main wall** of the principal **building** containing the access to the required **parking space** shall be setback a minimum of 6.0 metres from a **front lot line**; and
- (G) the maximum **lot coverage** is 40%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(89) Exception RT 89

On these lands the following by-law prevails, being City of Toronto by-law 632-2006.

(90) Exception RT 90

On these lands the following by-law prevails, being City of Toronto by-law 535-2002.

(91) Exception RT 91

On these lands the following by-law prevails, being former City of North York by-law 22076.

(92) Exception RT 92

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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 setback from a **side lot line** is that which existed on the day of the enactment of this By-law; and
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) the maximum **lot coverage** is 46%.
- (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

(93) Exception RT 93

On these lands the following by-law prevails, being City of Toronto By-law 136-2008 (OMB).

(94) Exception RT 94

On these lands the following by-law prevails, being City of Toronto By-law 75-2003.

(95) Exception RT 95

On these lands the following by-law prevails, being former City of North York by-law 19970.

(96) Exception RT 96

On these lands the following by-law prevails, being City of Toronto By-law 1099-2006.

(97) Exception RT 97

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **front lot line** is 3.0 metres;
- (E) the minimum setback from a **side lot line** is 1.0 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in a **building**;
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.

(98) Exception RT 98

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.5 metres;
- (E) on **corner lots** the minimum 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** shall be located in the principal **building**.

(99) Exception RT 99

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (E) the minimum setback from a **side lot line** is 1.5 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Avenue; and
  - (ii) 4.5metres in all other cases; and
- (G) the minimum setback from a **lot line** other than **lot line** that abut a **street** shall be as follows:
  - (i) a minimum of 12 m from the northerly **lot line**;
  - (ii) a minimum of 4.5 m from the southerly **lot line**; and
  - (ii) a minimum of 7.5 m from lines other than as in (a) or (b); and
- (H) the maximum **lot coverage** is 50%; and
- (I) the required **parking space** shall be located in the principal **building**.

(100) Exception RT 100

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (G) an attached or detached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (H) the maximum **lot coverage** is 50%.

(101) Exception RT 101

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;

- (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
- (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Avenue; and
  - (ii) 4.5metres in all other cases; and
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in the principal **building**.

(102) Exception RT 102

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) an attached or detached garage shall be setback 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** shall be located in the principal **building**.

(103) Exception RT 103

The lands subject to this exception shall comply with all the following:

- (A) there shall be a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (D) the maximum **lot coverage** is 50%; and
- (E) the minimum setback from a **lot line** that abuts Neilson Road, Finch Avenue, Tapscott Road or the railway right-of-way is 7.5 metres;
- (F) the required **parking space** shall be located in the principal **building**
- (G) an attached garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

(104) Exception RT 104

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **lot line** that a railway right-of-way is 30.0 metres;
- (F) an attached or detached garage shall be setback a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) the maximum **lot coverage** is 50%; and

- (H) cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (I) the maximum height of a **building** shall be the lesser of 12.0 metres or 3 storeys;
- (J) the required **parking space** shall be located in a **building**;

(105) Exception RT 105

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **lot line** that a railway right-of-way is 30.0 metres;
- (F) an attached or detached garage shall be setback a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) the maximum **lot coverage** is 50%; and
- (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** shall be located in a **building**; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(106) Exception RT 106

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **rear lot line** is 6.0 metres;
- (F) an attached or detached garage shall be setback a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 3.0 metres from a **lot line** that abuts a **street**.
- (H) the maximum **lot coverage** is 50%; and
- (I) the maximum height of a **building** is the lesser of 12.0 metres or 3 storeys;
- (J) the required **parking space** shall be located in a **building**;
- (K) cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;

(107) Exception RT 107

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from McLevin Avenue is 2.0 metres;
- (F) an attached or detached garage shall be setback a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 3.0 metres from a **lot line** that abuts a **street**.
- (H) the maximum **lot coverage** is 50%; and
- (I) the maximum height of a **building** is the lesser of 12.0 metres or 3 storeys;
- (J) the required **parking space** shall be located in a **building**;
- (K) cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;

(108) Exception RT 108

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from McLevin Avenue is 2.0 metres;
- (F) an attached or detached garage shall be setback a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 3.0 metres from a **lot line** that abuts a **street**;
- (H) the maximum **lot coverage** is 50%; and
- (I) the maximum height of a **building** is the lesser of 12.0 metres or 3 storeys;
- (J) the required **parking space** shall be located in a **building**; and
- (K) cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

(109) Exception RT 109

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) an attached or detached garage shall be setback 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.

(110) Exception RT 110

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) the minimum setback from a **lot line** that abuts Berner Trail, Greenspire Road, or Malvern Street is 7.5 metres;
- (G) the maximum **lot coverage** is 50%; and
- (H) the required **parking space** shall be located in the principal **building**.

(111) Exception RT 111

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**.

(112) Exception RT 112

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) the minimum setback from a **lot line** that abuts Neilson Road, Sheppard Avenue, or Milner Avenue is 7.5 metres;
- (G) the maximum **lot coverage** is 50%; and
- (H) the required **parking space** shall be located in the principal **building**.

(113) Exception RT 113

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) the minimum setback from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern Street is 7.5 metres;
- (G) the maximum **lot coverage** is 50%; and
- (H) the required **parking space** shall be located in the principal **building**.

(114) Exception RT 114

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from the easterly most **lot line** is 1.8 metres
- (E) the minimum setback from a **lot line** that abuts Sheppard Avenue 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** shall be located in a **building**;

(115) Exception RT 115

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 0.45 metres;
- (B) the minimum 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** shall be located in the principal **building**.

(116) Exception RT 116

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in the principal **building**.

(117) Exception RT 117

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**.
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in a **building**;

(118) Exception RT 118

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **lot line** that abuts a **street** is 12.0 metres;
- (D) the minimum setback from a **rear lot line** is 10.0 metres;
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in a **building**;

(119) Exception RT 119

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**.

(120) Exception RT 120

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 meters;
- (D) an attached shall be setback 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** shall be located in the principal **building**.

(121) Exception RT 121

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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 setback from a **side lot line** is 1.0 metres;
- (E) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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** shall be located in the principal **building**.

(122) Exception RT 122

On these lands the following by-law prevails, being former City of North York by-law 25233.

(123) Exception RT 123

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:



- (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
- (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
- (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Avenue; and
  - (ii) 4.5metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) an attached or detach garage shall be setback a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**.

(124) Exception RT 124

On these lands the following by-law prevails, being City of North York by-law 25637.

(125) Exception RT 125

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **side lot line** is 1.5 metres;
- (E) the minimum 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** shall be located in the principal **building**.

(126) Exception RT 126

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 1.5 metres;
- (D) the minimum 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** shall be located in the principal **building**.

(127) Exception RT 127

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 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; and
- (E) the maximum **lot coverage** is 50%;
- (F) the minimum setback from a **side lot line** is 1.5 metres;
- (G) the required **parking space** shall be located in the principal **building**.

(128) Exception RT 128

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **side lot line** is 1.5 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the minimum setback from a **side lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Steeles Avenue, Warden Avenue or Kennedy Road; and
  - (ii) 12.0 metres where the **lot line** abuts Pharmacy Avenue or Birchmount Road; and
- (H) the required **parking space** shall be located in the principal **building**.

(129) Exception RT 129

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 setback from a **side lot line** is 1.5 metres;
- (F) the required **parking space** shall be located in the principal **building**.

(130) Exception RT 130

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 50%;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum setback from a **lot line** that abuts Steeles Avenue, Warden Avenue or Kennedy Road is 7.5 metres;
- (D) the required **parking space** shall be located in the principal **building**.

(131) Exception RT 131

On these lands the following by-law prevails, being former City of North York by-law 24382.

(132) Exception RT 132

On these lands the following by-law prevails, being City of Toronto by-law 374-2001.

(133) Exception RT 133

The lands subject to this exception shall comply with all the following:

- (A) there shall be 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;
- (C) the minimum setback from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Avenue, morning side Avenue or Neilson Road;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Avenue or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Boulevard; and
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Avenue; and
  - (ii) 4.5metres in all other cases; and
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**.

(134) Exception RT 134

The lands subject to this exception shall comply with all the following:

- (A) maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (B) the minimum setback from a **side lot line** is 1.2 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) an attached garage shall be setback 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** shall be located in the principal **building**.

(135) Exception RT 135

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the minimum setback from a **lot line** that abuts Generation Boulevard is 7.5 metres;
- (E) the maximum **lot coverage** is 55%;
- (F) the maximum height of the principal **building** is the lesser of 2 storeys and 9.0 metres;
- (G) the required **parking space** shall be located in the principal **building**.

(136) Exception RT 136

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the maximum **lot coverage** is 40%;

(E) the required **parking space** shall be located in the principal **building**.

(137) Exception RT 137

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 1.5 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and
- (C) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback 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;
  - (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; and
- (D) in no case shall the **main wall** containing the **vehicle** access 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 principal **building** is the lesser of 3 storeys and 14.5 metres;
- (G) the required **parking space** shall be located in the principal **building**.

(138) Exception RT 138

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 1.5 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and
- (C) where the **vehicle** entrance to a garage also faces the **street** , the entrance shall be setback 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;
  - (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; and
- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) the maximum **lot coverage** is 60%;
- (F) the maximum height of the principal **building** is the lesser of 3 storeys and 14.5 metres.

(139) Exception RT 139

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and
- (C) there is no minimum setback from a **rear lot line**;
- (D) where the **vehicle** entrance to a garage also faces the a **front lot line** or **rear lot line** , the entrance shall be setback 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 principal **building** is the lesser of 4 storeys and 14.5 metres.

(140) Exception RT 140

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and

- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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;
  - (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; and
- (D) the maximum **lot coverage** is 85%;
- (E) the maximum height of the principal **building** is the lesser of 3 storeys and 14.5 metres; and
- (F) the required **parking space** shall be located in the principal **building**.

(141) Exception RT 141

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres; and
- (C) there is no minimum setback from a **rear lot line**;
- (D) where the **vehicle** entrance to a garage also faces the a **front lot line** or **rear lot line**, the entrance shall be setback 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 principal **building** is the lesser of 4 storeys and 14.5 metres.

(142) Exception RT 142

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the a **front lot line**, the entrance shall be setback a minimum of 6.0 metres from that **lot line**;
- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) the maximum **lot coverage** is 55%; and
- (F) the maximum height of the principal **building** is the lesser of 3 storeys and 14.5 metres

(143) Exception RT 143

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 1.5 metres;
- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) where the **vehicle** entrance to a garage also faces the a **front lot line**, the entrance shall be setback a minimum of 5.7 metres from that **lot line**;
- (F) the maximum **lot coverage** is 60%;
- (G) the maximum height of the principal **building** is the lesser of 3 storeys and 14.5 metres; and
- (H) the required **parking space** shall be located in the principal **building**.

(144) Exception RT 144

The lands subject to this exception shall comply with all the following:

- (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 the a principal **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 setback from a **lot** in an industrial zone category is 7.5 metres;
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **lot coverage** is 50%.

(145) Exception RT 145

The lands subject to this exception shall comply with all the following:

- (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** shall be located in a **building**;
- (E) the maximum height of the a principal **building** is the lesser of 3 storeys or 9.5 metres; and
- (F) the maximum **lot coverage** is 50%.

(146) Exception RT 146

The lands subject to this exception shall comply with all the following:

- (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 setback from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side and nothing shall encroach into that setback area;
- (E) the minimum setback from a **front lot line** is 4.5 metres
- (F) the maximum height of the a principal **building** is the lesser of 3 storeys or 9.5 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) the required **parking space** shall be located in the principal **building**.

(147) Exception RT 147

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **rear lot line** is 7.25 metres;
- (D) the maximum height of a principal **building** is 12.0 metres
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) these lands must also comply with Prevailing By-law Section 955.10. (558).

(148) Exception RT 148

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **rear lot line** is 7.25 metres;
- (D) the maximum height of a principal **building** is the lesser of 3 storeys and 12.0 metres
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) these lands must also comply with Prevailing By-law Section 955.10. (561)

(149) Exception RT 149

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 2.5 metres;
  
- (B) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard contains a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk; and
  
- (C) the **vehicle** entrance to a garage shall not be more than 1.5 metres further from the **street** than the front **main wall** not containing the **vehicle** entrance;
- (D) the maximum **lot coverage** is 65%;
- (E) the maximum height of a principal **building** is the lesser of 3 storeys and 13.0 metres
- (F) the maximum **lot coverage** and maximum number of **dwelling units** shall apply collectively to this land despite any further land division; and
- (G) these lands must also comply with Prevailing By-law Section 955.10. (560)

(150) Exception RT 150

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 1.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum 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) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard contains a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk; and
  
- (F) the **vehicle** entrance to a garage shall not be more than 1.5 metres further from the **street** than the front **main wall** not containing the **vehicle** entrance;
- (G) the maximum height of a principal **building** is the lesser of 3 storeys and 13.0 metres
- (H) the maximum **lot coverage** is 95%;

- (I) the required **parking space** shall be located in the principal **building**; and
- (J) these lands must also comply with Prevailing By-law Section 955.10. (559).

(151) Exception RT 151

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 1.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
  
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard contains a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk; and
  
- (D) the **vehicle** entrance to a garage shall not be more than 1.5 metres further from the **street** than the front **main wall** not containing the **vehicle** entrance;
- (E) the minimum setback from a **rear lot line** is 7.25 metres;
- (F) the maximum height of a principal **building** is the lesser of 3 storeys and 13.0 metres
- (G) the maximum **lot coverage** is 65%;
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) these lands must also comply with Prevailing By-law Section 955.10. (559).

(152) Exception RT 152

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 1.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
  
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard contains a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk; and
  
- (D) the **vehicle** entrance to a garage shall not be more than 1.5 metres further from the **street** than the front **main wall** not containing the **vehicle** entrance;
- (E) the maximum height of a principal **building** is the lesser of 3 storeys and 13.0 metres;
- (F) the maximum **lot coverage** is 65%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) these lands must also comply with Prevailing By-law Section 955.10. (559).

(153) Exception RT 153

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **lane** is 1.2 metres;



- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) the maximum height of a principal **building** is the lesser of 3 storeys and 12.0 metres;
- (F) where the **vehicle** entrance to a garage also faces the **street** or a **lane**, the entrance shall be setback a minimum of 5.7 metres from that **lot line**; and
- (G) the required **parking space** shall be located in the principal **building**;
- (H) the maximum **lot coverage** is that which existed on the date of the enactment of this By-law; and
  
- (I) where the **lot** contains a **Townhouse** the following regulations shall apply:
  - (i) the minimum **lot frontage** for each **dwelling unit** is 6.0 metres; and
  - (ii) the minimum **lot area** for each **dwelling unit** is 150 square metres; and
  
- (J) where the **lot** contains a **Semi-detached House** the following regulations shall apply:
  - (i) the minimum **lot frontage** for the semi-detach house is 17.4 metres and for each **dwelling unit** is 8.7 metres; and
  - (ii) the minimum **lot area** for the semi-detach house is 430 square metres and for each **dwelling unit** is 215 square metres; and
- (K) these lands must also comply with Prevailing By-law Section 955.10. (557)

(154) Exception RT 154

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 2.5 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard contains a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk; and
  
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) the maximum **lot coverage** is 65%;
- (F) the maximum height of a principal **building** is the lesser of 3 storeys and 13.0 metres;
- (G) the required **parking space** shall be located in the principal **building**.
  
- (H) where the **lot** contains a **Townhouse** the following regulations shall 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) where the **lot** contains a **Semi-detached House** the following regulations shall 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; and
- (J) these lands must also comply with Prevailing By-law Section 955.10. (559).

(155) Exception RT 155

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of units shall apply to each block on the registered plan;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the maximum height of a principal **building** is the lesser of 14.5 metres and 3 storeys.

(156) Exception RT 156

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of units shall apply to each block on the registered plan;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres;
- (E) the maximum height of a principal **building** is the lesser of 14.5 metres and 3 storeys; and
- (F) the minimum 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.

(157) Exception RT 157

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of units shall apply to each block on the registered plan;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) the minimum setback from a **side lot line** is 1.2 metres; and
- (E) the maximum height of a principal **building** is the lesser of 14.5 metres and 3 storeys.

(158) Exception RT 158

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) the minimum 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** containing a **townhouse** shall comply with the following:
  - (i) the maximum number of units shall apply to each block on the registered plan;
  - (ii) the minimum setback from a **side lot line** is 1.2 metres; and
  - (iii) the maximum height of a principal **building** is the lesser of 14.5 metres and 3 storeys.

- (E) A **lot** containing a **semi-detached house** shall 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 setback from a **side lot line** is 1.2 metres;
  - (iii) where 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 principal **building** is 12.5 metres.

- (F) A **lot** containing a single **detached house** shall comply with the following:
- (i) a maximum of one **detached house** per **lot** shown on the registered plan;
  - (ii) the minimum 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 principal **building** is 12.5 metres.

(159) Exception RT 159

The lands subject to this exception shall comply with all the following:

- (A) A **parking space** shall be located only in the **rear yard**;
- (B) a garage shall be a minimum of 6.0 metres from the **main walls** of the principal **building**; and
- (C) the maximum height of a principal **building** is 12.5 metres.

(160) Exception RT 160

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.6 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 2.0 metres;
- (D) the minimum setback from a **side lot line** that abuts a **lane** is 1.2 metres;
- (E) a garage shall be setback a minimum of 0.5 metres from a **lot line** that abuts a **lane**;
- (F) a garage shall be a minimum of 6.0 metres from the **main walls** of the principal **building**; and
- (G) the maximum height of a principal **building** is 12.5 metres.

(161) Exception RT 161

On these lands the following by-law prevails, being City of Toronto by-law 847-2006.

(162) Exception RT 162

On these lands the following by-laws prevail, being City of North York by-laws 25857 and 26319.

(163) Exception RT 163

The lands subject to this exception must comply with Regulation 955.10.(550).

(164) Exception RT 164

On these lands the following by-law prevails, being City of Toronto By-law 185-2003.

(165) Exception RT 165

On these lands the following by-law prevails, being City of Toronto By-law 1146-2004(OMB).

(166) Exception RT 166

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.70.1, being the City of Toronto By-law 1207-2009 as amended; and
- (B) Regulation 955.10.(498).

(167) Exception RT 167

On these lands the following by-law prevails, being City of Toronto By-law 482-2006.

(168) Exception RT 168

On these lands the following by-law prevails, being City of Toronto By-law 678-1999.

(169) Exception RT 169

On these lands the following by-law prevails, being City of Toronto By-law 1058-2007.

(170) Exception RT 170

On these lands the following by-laws prevail, being former City of North York By-law 32762 and City of Toronto By-law 169-1998

(171) Exception RT 171

On these lands the following by-law prevails, being City of Toronto By-law 756-1998.

(172) Exception RT 172

On these lands the following by-law prevails, being City of Toronto By-law 625-2000.

(173) Exception RT 173

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is:
  - (i) 3.0 metres if it abut St. Clair Avenue; and
  - (ii) 6.0 metres in all other cases;
- (D) the minimum setback from a **side lot line** is 0.9 metres;
- (E) the minimum 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.

(174) Exception RT 174

The lands subject to this exception shall comply with all the following despite any future division of land:

- (A) there shall be 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 setback from a **lot line** that abuts a **street** is 2.9 metres;
- (D) the minimum setback from **side lot line** is:
  - (i) 1.0 metres from the most southerly **lot line**; and
  - (ii) 8.0 metres from all other **side lot lines**;

- (E) the minimum setback from **rear lot line** is 0.8 metres;
- (F) the minimum separation required between the a side **main wall** and the rear **main wall** of another **building** containing a **dwelling unit** is 7.5 metres
- (G) between **buildings** containing **dwelling units** the minimum separation between the side **main wall** of one **building** and the rear **main wall** of another **building** is 7.5 metres;
- (H) the maximum **lot coverage** is 48%;
- (I) the maximum height of a **building** is 12.0 metres;
- (J) the required **parking space** shall be:
  - (i) located inside the principal **building**;
  - (ii) accessed through the rear **main wall**; and
  - (ii) accessed only from a **driveway** connecting to a shared (common element) **driveway**;
- (K) an outdoor **amenity space** having a minimum area of 9.0 square metres shall be located on top of the garage for each **dwelling unit**;
- (L) **parking spaces** for visitor use only shall be provided at a minimum rate of 0.5 **parking spaces** per **dwelling unit**.

(175) Exception RT 175

On these lands the following by-law prevails, being former City of North York By-law 27427.

(176) Exception RT 176

On these lands the following by-law prevails, being former City of North York By-law 32341.

(177) Exception RT 177

On these lands the following by-law prevails, being former City of North York By-law 32341.

(178) Exception RT 178

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 4.3 metres;
- (D) a minimum of 2 **parking spaces** shall be provided for each **dwelling unit**;
- (E) the required **parking spaces** for each **dwelling unit** shall be located:
  - (i) in the principal **building**; and
  - (ii) on the **driveway** in tandem with the **parking space** in the principal **building**; and
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback 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%; and
- (I) if the **lot** contains a **townhouse building** the following shall also apply:
  - (i) the minimum setback from a **side lot line** is 1.5 metres; and
- (J) if the **lot** contains a **detached house** the following shall also apply:
  - (i) the minimum setback from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House or Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(179) Exception RT 179

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) the minimum setback from a **lot line** that abuts a **street** is 2.0 metres;
- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the minimum setback from a shared (common element) **driveway** is 2.0 metres;
- (E) a minimum of 2 **parking spaces** shall be provided for each **dwelling unit**;
- (F) the required **parking spaces** for each **dwelling unit** shall be located:
  - (i) in the principal **building**; and
  - (ii) on the **driveway** in tandem with the **parking space** in the principal **building**; and
- (G) access to a required **parking space** shall only be from a shared (common element) **driveway**;
- (H) the maximum **building** height is the lesser of 12.5 metres and 3 storeys; and
- (I) the maximum **lot coverage** is 75%; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(180) Exception RT 180

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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; and
- (D) the required **parking space** shall be located in a **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(181) Exception RT 181

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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; and
- (D) the required **parking space** shall be located in a **building**; and

- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(182) Exception RT 182

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **rear lot line** is 3.0 metres;
- (E) the maximum **building** height is the lesser of 12.5 metres and 3 storeys;
- (F) the maximum **lot coverage** is 65%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) a canopy, porch or balcony may project from a **main wall** and may encroach into a required front or **rear yard** a maximum of 1.55 metres; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(183) Exception RT 183

On these lands the following by-law prevails, being City of Toronto by-law 505-2008.

(184) Exception RT 184

On these lands the following by-law prevails, being former City of North York by-law 31826.

(186) Exception RT 186

On these lands the following by-law prevails, being City of North York by-law 28177.

(187) Exception RT 187

On these lands the following by-law prevails, being former City of North York by-law 32073.

(188) Exception RT 188

On these lands the following by-law prevails, being City of Toronto by-law 204-2006.

(189) Exception RT 189

On these lands the following by-law prevails, being City of Toronto by-law 598-2008.

(190) Exception RT 190

On these lands the following by-law prevails, being City of Toronto by-law 971-2000.

(191) Exception RT 191

On these lands the following by-law prevails, being City of Toronto by-law 907-1998.

(192) Exception RT 192

On these lands the following by-law prevails, being former City of North York by-law 27876.

(193) Exception RT 193

On these lands the following by-laws prevail, being former City of North York by-laws 26483, 27416, and 27456.

(194) Exception RT194

On these lands the following by-law prevails, being former City of North York by-law 31563.

(195) Exception RT 195

On these lands the following by-law prevails, being former City of North York by-law 25741.

(196) Exception RT 196

On these lands the following by-law prevails, being former City of North York by-law 27217.

(197) Exception RT 197

On these lands the following by-law prevails, being City of Toronto by-law 317-2007.

(198) Exception RT 198

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum setback from a **rear lot line** is 7.0 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(199) Exception RT 199

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** for a **corner lot** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.4 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 4.5 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(200) Exception RT 200

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases; and
- (D) the maximum **lot coverage** is 50%; and
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(201) Exception RT 201

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** is 1.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 4.5 metres in all other cases; and
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(202) Exception RT 202

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 6.0 metres in all other cases; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Road or McNicoll Avenue; and
  - (ii) 3.0 metres in all other cases; and
- (E) the maximum **lot coverage** is 50%; and
- (F) the required **parking space** shall be located in the principal **building**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(203) Exception RT 203

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(204) Exception RT 204

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Road or Midland Avenue; and

- (ii) 6.0 metres in all other cases; and
  
- (D) the minimum setback from a **side lot line** is 1.5 metres;
- (E) the minimum setback from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Road or Midland Avenue; and
  - (ii) 4.5 metres in all other cases; and
  
- (F) the maximum **lot coverage** is 50%; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.
  
- (205) Exception RT 205  
On these lands the following by-law prevails, being City of Toronto By-law 904-2003.
  
- (206) Exception RT 206  
On these lands the following by-laws prevail, being former City of North York By-laws 32413 and 32589.
  
- (207) Exception RT 207  
On these lands the following by-law prevails, being City of Toronto by-law 315-2000.
  
- (208) Exception RT 208  
On these lands the following by-law prevails, being City of Toronto by-law 405-1999.
  
- (209) Exception RT 209  
On these lands the following by-law prevails, being City of Toronto by-law 264-2000.
  
- (210) Exception RT 210  
On these lands the following by-law prevails, being City of Toronto by-law 444-2000.
  
- (211) Exception RT 211  
On these lands the following by-law prevails, being City of Toronto by-law 468-2005(OMB).
  
- (212) Exception RT 212  
The lands subject to this exception must comply with Regulation 955.10.(166).
  
- (213) Exception RT 213  
The lands subject to this exception must comply with Regulation 955.10.(167).
  
- (214) Exception RT 214  
The lands subject to this exception must comply with Regulation 955.10.(168).
  
- (215) Exception RT 215

The lands subject to this exception must comply with Regulation 955.10.(169).

(216) Exception RT 216

On these lands the following by-law prevails, being City of Toronto by-law 619-2009(OMB).

(217) Exception RT 217

The lands subject to this exception must comply with Regulation 955.10.(170).

(218) Exception RT 218

The lands subject to this exception must comply with Regulation 955.10.(171).

(219) Exception RT 219

On these lands the following by-law prevails, being City of Toronto by-law 172-1998.

(220) Exception RT 220

The lands subject to this exception must comply with Regulation 955.10.(150).

(221) Exception RT 221

The lands subject to this exception must comply with Regulation 955.10.(151).

(222) Exception RT 222

The lands subject to this exception must comply with Regulation 955.10.(152).

(223) Exception RT 223

The lands subject to this exception must comply with Regulation 955.10.(153).

(224) Exception RT 224

The lands subject to this exception must comply with Regulation 955.10.(154).

(225) Exception RT 225

The lands subject to this exception must comply with Regulation 955.10.(155).

(226) Exception RT 226

The lands subject to this exception must comply with Regulation 955.10.(156).

(227) Exception RT 227

The lands subject to this exception must comply with Regulation 955.10.(157).

(228) Exception RT 228

The lands subject to this exception must comply with Regulation 955.10.(158).

(229) Exception RT 229

The lands subject to this exception must comply with Regulation 955.10.(159).

(230) Exception RT 230

On these lands the following by-law prevails, being former City of North York by-law 25630.

(231) Exception RT 231

The lands subject to this exception must comply with Regulation 955.10.(160).

(232) Exception RT 232

On these lands the following by-law prevails, being City of Toronto by-law 758-1998.

(233) Exception RT 233

On these lands the following by-laws prevail, being former City of North York by-laws 16845, 29400, 32077.

(234) Exception RT 234

The lands subject to this exception must comply with Regulation 955.10.(543).

(235) Exception RT 235

The lands subject to this exception must comply with Regulation 955.10.(543).

(236) Exception RT 236

The lands subject to this exception must comply with Regulation 955.10.(161).

(237) Exception RT 237

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is:

- (i) 7.5 metres if the **lot line** abuts Finch Avenue; and
- (ii) 36.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Avenue; and
- (iii) where it abuts Kennedy Road 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 Road; and
- (iii) 6.0 metres in all other cases; and

(B) the minimum setback from a **side lot line** is 1.5 metres;

(C) the maximum **lot coverage** is 50%.

(D) the required **parking space** shall be located in the principal **building**; and

(E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(238) Exception RT 238

The lands subject to this exception shall comply with all the following:

(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 setback from a **side lot line** is 1.2 metres;

(E) the required **parking space** shall be located in the principal **building**.

(239) Exception RT 239

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.0 metres;
- (B) the maximum **lot coverage** is 50%.
- (C) the required **parking space** shall be located in the principal **building**.

(240) Exception RT 240

The lands subject to this exception must comply with Regulation 955.10.(172).

(241) Exception RT 241

The lands subject to this exception must comply with Regulation 955.10.(162).

(242) Exception RT 242

The lands subject to this exception must comply with Regulation 955.10.(163).

(243) Exception RT 243

The lands subject to this exception must comply with Regulation 955.10.(164).

(244) Exception RT 244

The lands subject to this exception must comply with Regulation 955.10.(165).

(245) Exception RT 245

On these lands the following by-law prevails, being City of Toronto by-law 925-2006.

(246) Exception RT 246

On these lands the following by-law prevails, being City of Toronto by-law 253-2008.

(247) Exception RT 247

On these lands the following by-law prevails, being City of Toronto by-law 118-2004.

(248) Exception RT 248

On these lands the following by-law prevails, being City of Toronto by-law 128-2001.

(249) Exception RT 249

On these lands the following by-law prevails, being former City of North York by-law 28516.

(250) Exception RT 250

On these lands the following by-law prevails, being former City of North York by-law 30767.

(251) Exception RT 251

On these lands the following by-law prevails, being former City of North York by-law 23585

(252) Exception RT 252

On these lands the following by-law prevails, being City of Toronto by-law 32-2007(OMB).

(253) Exception RT 253

The lands subject to this exception must comply with Regulation 955.10.(325).

(254) Exception RT 254

The lands subject to this exception must comply with Regulation 955.10.(326).

(255) Exception RT 255

On these lands the following by-law prevails, being former City of North York by-law 26822.

(256) Exception RT 256

On these lands the following by-law prevails, being former City of North York by-law 24471.

(257) Exception RT 257

On these lands the following by-law prevails, being former City of North York by-law 23482.

(258) Exception RT 258

On these lands the following by-law prevails, being former City of North York by-law 23393.

(259) Exception RT 259

On these lands the following by-law prevails, being City of Toronto by-law 618-2009(OMB)

(260) Exception RT 260

On these lands the following by-law prevails, being former City of North York by-law 23467.

(261) Exception RT 261

On these lands the following by-law prevails, being former City of North York by-law 27425.

(262) Exception RT 262

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Midland Avenue or Brimley Road is 26 metres, measured from the original centreline of the **street**;
- (D) the minimum 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 minimum number of storeys is 2;
- (H) the maximum height of a **building** or **structure** is 8.5 metres;
- (I) the required **parking space** shall be located in the principal **building**;
- (J) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(263) Exception RT 263

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Midland Avenue;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Boulevard, Cleadon Road or South Shields Avenue; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.5 metres;
- (E) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(264) Exception RT 264

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Midland Avenue;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Boulevard, Cleadon Road or South Shields Avenue; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(265) Exception RT 265

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(266) Exception RT 266

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) the maximum height of a **building** shall be the lesser of two storeys and 8.5 metres;
- (E) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(267) Exception RT 267

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is 1.5 metres;
- (B) the maximum **lot coverage** is 50%;
- (C) the required **parking space** shall be located in the principal **building**; and
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(268) Exception RT 268

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts Midland Avenue or Brimley Road is 26 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the required **parking space** shall be located in the principal **building**;
- (D) a minimum of 2 **parking space** for each **dwelling unit** shall be provided with
  - (i) one **parking space** located in a **building**; and

- (ii) the second **parking space** shall be located on a **driveway** leading to the **parking space** in the **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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;
- (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.

(269) Exception RT 269

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts McCowan Road, Brimley Road or Brimwood Boulevard; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the minimum 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(270) Exception RT 270

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 setback from a **side lot line** is 1.5 metres;
- (E) the minimum 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** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(271) Exception RT 271

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) where a **main wall** contains a vehicular entrance to a **parking space**, that **main wall** shall be setback from a **lot line** that abuts a **street** a minimum of 6.0 metres;
- (E) the minimum 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** shall be located in the principal **building**;
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(272) Exception RT 272

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(273) Exception RT 273

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;

- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) the minimum 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** shall be located in the principal **building**.
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(274) Exception RT 274

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Avenue, McCowan Road or Sandhurst Circle; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **side lot line** is 1.5 metres;
- (E) the minimum 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** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(275) Exception RT 275

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road;
  - (ii) 36.0 metres, where the **lot line** abuts Finch Avenue, measured from the original centreline of the **street**;
  - (iii) 25.0 metres, where the **lot line** abuts Brimley Road, measured from the original centreline of the **street**; and
  - (iv) 6.0 metres where the **lot line** abuts any other **street**;

- (C) the minimum setback from a **side lot line** is 1.5 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the required **parking space** shall be located in the principal **building**.
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(276) Exception RT 276

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(277) Exception RT 277

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the portion of **main wall** containing the entrance to a **parking space**, shall be setback a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) the minimum 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 provided that they are setback 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** shall be located in the principal **building**; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(278) Exception RT 278

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Boulevard or Middlefield Road; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Avenue, McCowan Road or Sandhurst Circle; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) a garage shall be setback 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** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(279) Exception RT 279

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Avenue, Brimley Road or Midland Avenue;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Boulevard, Cleadon Road or South Shields Avenue; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (B) the minimum setback from a **side lot line** is 1.5 metres;
- (C) a garage shall be setback from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (D) the maximum **lot coverage** is 50%; and
- (E) a **building** shall have a minimum of two storeys; and

(F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(280) Exception RT 280

On these lands the following by-law prevails, being former City of North York by-law 26504.

(281) Exception RT 281

The lands subject to this exception shall comply with the following:

(A) **Building Types**

- (i) the only permitted **building** types are **townhouses, semi-detached houses** and **ancillary buildings**.

(B) **Lot Requirements**

- (i) the minimum **lot frontage** for a **townhouse** is 4.8 metres;
- (ii) 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**.

(C) **Building Requirements**

- (i) the maximum number of **townhouses** is 12 and the maximum number of **semi-detached houses** is 2;
- (ii) the maximum height of a **townhouse** is 9.5 metres;
- (iii) the maximum **floor space index** for the lands is 1.16;
- (iv) 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**;
- (v) 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;
- (vi) the minimum **front yard setback** for **townhouses** is 1.5 metres and the maximum **front yard setback** is 2.2 metres;
- (vii) the minimum **rear yard setback** for a **townhouse** is 6.8 metres;
- (viii) the minimum **side yard setback** for a corner **townhouse** is 1.6 metres;
- (ix) the minimum **side yard setback** for a **semi-detached house** that abuts a public **lane** is 0.3 metres;
- (x) the **townhouses** shall front on St John's Road; and
- (xi) the **semi-detached houses** shall front on Willard Avenue or Priscilla Avenue.

(D) **Landscaping Requirements**

- (i) the minimum area of the **front yard** of a **townhouse** to be maintained as **soft landscaping** is 30%; and
- (ii) the minimum area of the **front yard** of a **semi-detached house** to be maintained as **soft landscaping** is 20%.

(E) **Ancillary Buildings**

- (i) **ancillary buildings** shall not be permitted in any yard of a **townhouse**.

(F) **Parking Requirements**

- (i) two **parking spaces** shall be provided and maintained for each **townhouse** and the **parking spaces** shall be located in the **rear yards** of each of the **townhouses**; and
- (ii) access to the **parking spaces** for the **townhouses** shall be from the public **lane** at the rear of the

**lots.**

(G) Additional Requirements

- (i) the minimum separation distance between the **rear yard** fences of the **townhouses** and the public **lane** is 5.0 metres.

(282) Exception RT 282

The lands subject to this exception must comply with Regulation 955.10.(323).

(283) Exception RT 283

The lands subject to this exception shall comply with all the following:

- (A) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) the minimum setback from a **front lot line** is 7.5 metres;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the maximum **lot coverage** is 50%;
- (F) a garage is to be at least 0.3 metres from a **side lot line**; and
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(284) Exception RT 284

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) the minimum 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 is to be at least 0.3 metres from a **side lot line**; and
- (H) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(285) Exception RT 285

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is:



- (i) 7.5 metres if the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;
- (ii) 6.0 metres from any other **street**; and

- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) a garage is to be at least 0.3 metres from a **side lot line**; and
- (F) the maximum **lot coverage** is 50%;
- (G) the required **parking space** shall be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(286) Exception RT 286

The lands subject to this exception shall comply with all the following:

- (A) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Road, L'Amoreaux Drive; and
  - (ii) 6.0 metres from any other **street**; and
- (C) the minimum 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**; and
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum 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) the required **parking space** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(287) Exception RT 287

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;
  - (ii) 6.0 metres from any other **street**; and
- (B) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (C) the minimum setback from a **side lot line** is 1.2 metres;

- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the minimum 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 is to be at least 0.3 metres from a **side lot line**; and
- (I) the required **parking space** shall be located in the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(288) Exception RT 288

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum 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** shall be located in the principal **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(289) Exception RT 289

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts Dancy Avenue or Kennedy Road is 7.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) the maximum **lot coverage** is 50%;
- (H) a garage is to be at least 0.3 metres from a **side lot line**; and
- (I) the required **parking space** shall be located in the principal **building**.
- (J) underground parking **structures** may be located in a required yard abutting Kingston Road provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(290) Exception RT 290

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Avenue or Birchmount Road;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the maximum **lot coverage** is 50%;
- (G) a garage is to be at least 0.3 metres from a **side lot line**; and
- (H) the required **parking space** shall be located in the principal **building**;
- (I) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(291) Exception RT 291

The lands subject to this exception shall comply with all the following:

- (A) for a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is 1.2 metres;
- (C) a garage is to be at least 0.3 metres from a **side lot line**; and
- (D) the maximum **lot coverage** is 50%;
- (E) the required **parking space** shall be located in the principal **building**;
- (F) underground parking **structures** may be located in a required yard provided that they are setback 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(292) Exception RT 292

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 setback from a **side lot line** 1.2 metres;
- (E) the minimum 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 provided that they are setback 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** shall be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(293) Exception RT 293

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) for **townhouse building** or **semi-detached house** is 1.0 metres
  - (ii) for a **detached house** is 1.0 metres on one side and 0.5 metres on the other side.
- (C) the minimum setback from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (D) nothing shall 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) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**.

(294) Exception RT 294

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) for **townhouse building** or **semi-detached house** is 1.0 metres
  - (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 shall 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) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) the required **parking space** shall be located in a **building**.

(295) Exception RT 295

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is:
  - (i) for **townhouse building** or **semi-detached house** is 1.0 metres
  - (ii) for a **detached house** is 1.0 metres on one side and 0.5 metres on the other side.
- (C) nothing shall 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) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in a **building**.

(296) Exception RT 296

The lands subject to this exception shall comply with all the following:

- (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%;

(297) Exception RT 297

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum 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 shall 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) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) the required **parking space** shall be located in the principal **building**.

(298) Exception RT 298

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 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 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;
- (G) the required **parking space** shall be located in a **building**.

(299) Exception RT 299

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) the minimum 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) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**; and
- (F) the maximum height is the lesser of 3 storeys and 10.5 metres;
- (G) the required **parking space** shall be located in a **building**.

(300) Exception RT 300

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 1.0 metres;
- (C) nothing shall encroach into a required **side yard setback**;

- (D) the maximum **lot coverage** is 50%;
- (E) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) the required **parking space** shall be located in a **building**.

(301) Exception RT 301

On these lands the following by-law prevails, being former City of North York by-law 21769

(302) Exception RT 302

On these lands the following by-law prevails, being City of Toronto by-law 240-2007.

(303) Exception RT 303

On these lands the following by-law prevails, being City of Toronto by-law 112-2000.

(304) Exception RT 304

On these lands the following by-law prevails, being City of Toronto by-law 733-2004.

(305) Exception RT 305

On these lands the following by-law prevails, being City of Toronto by-law 470-2001.

(306) Exception RT 306

On these lands the following by-law prevails, being City of Toronto by-law 445-2000.

(307) Exception RT 307

On these lands the following by-law prevails, being City of Toronto by-law 680-2000.

(308) Exception RT 308

On these lands the following by-law prevails, being City of Toronto by-law 880-2003.

(309) Exception RT 309

The lands subject to this exception must comply with Regulation 955.10.(322).

(310) Exception RT 310

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 862-2007.

(311) Exception RT 311

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 578-2000.

(312) Exception RT 312

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3528.

(313) Exception RT 313

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-183.

(314) Exception RT 314

The lands subject to this exception shall comply with all the following:

- (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 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%; and
- (D) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(315) Exception RT 315

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Orton Road 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; and
- (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; and
- (D) the maximum **lot coverage** is 30%;
- (E) the maximum height of a **building** is 9.5 metres;
- (F) **parking spaces** are to 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 are to be located at grade or above.

(316) Exception RT 316

The lands subject to this exception shall comply with all the following:

- (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 1/2 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 1/2 the total height of the two **buildings**;
- (E) the maximum **lot coverage** is 40 %;
- (F) **parking spaces** are to 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** are to be located in a **building**.

(317) Exception RT 317

The lands subject to this exception shall comply with all the following:

- (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 1/2 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 1/2 the total height of the two **buildings**;
- (E) the maximum **lot coverage** is 40%;



- (F) **parking spaces** are to 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** are to be located in a **building**.

(318) Exception RT 318

The lands subject to this exception shall comply with all the following:

- (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 a 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 1/2 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 1/2 the total height of the two **buildings**;
- (F) the maximum **lot coverage** is 40%;
- (G) **parking spaces** are to 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** are to be located in a **building**.

(319) Exception RT 319

The lands subject to this exception shall comply with all the following:

- (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 Road; 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;
  - (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**; and
- (E) the maximum **lot coverage** is 60%;
- (F) **parking spaces** are to 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; and
- (G) a minimum of 74% of the **parking spaces** on the **lot** are to be located in a **building**.
- (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**.

(320) Exception RT 320

The lands subject to this exception shall comply with all the following:

- (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**; and
- (E) the maximum **lot coverage** is 60%;
- (F) **parking spaces** are to be provided at a minimum rate of
  - (i) 1.0 for each **dwelling unit** and located in the principal **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**.
- (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**.

(321) Exception RT 321

The lands subject to this exception are to collectively comply with all the following:

- (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** are to 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**; and
- (E) despite a 0.3m reserve, Kingston Road is deemed to be the public **street** frontage; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(322) Exception RT 322

The lands subject to this exception are to comply with all the following:

- (A) The maximum number of **dwelling units** on the **lot** is 138 and is not to contain more than:
  - (i) 122 attached **dwelling units**;
  - (ii) 2 detached **dwelling units** fronting on Manse Road; and
  - (iii) 14 detached **dwelling units** adjacent to the ravine.
- (B) The minimum **building** set back 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 Road; and
  - (ii) 7.5 metres for all other **streets**;
- (C) the minimum **building** set back 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**; and
- (D) the maximum **lot coverage** is 40%;
- (E) **parking spaces** for residents are to be provided at a minimum rate of 1.0 for each **dwelling unit** and are to be located in the principal **building**;
- (F) **parking spaces** for visitor use only are to be provided at a minimum rate of 0.2 for each **dwelling unit** and are to 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(323) Exception RT 323

The lands subject to this exception shall permit a total of 57 **townhouses** provided that all other provisions of this bylaw are complied with.

(324) Exception RT 324

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Road;
  - (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**; and
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the portion of a principal **building** containing a **parking space** is to be setback from a **side lot line** a minimum of 0.3 metres;
- (G) a required **parking space** is to be located in the principal **building**.
- (G) the maximum **lot coverage** is 50%;
- (H) each **dwelling unit** is to be a minimum of two storeys
- (I) 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**.

(326) Exception RT 326

The lands subject to this exception shall collectively comply with all the following:

- (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 Avenue, the minimum **building setback** shall be 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** is to be located in the principal **building**; and
- (E) the maximum height of a **building** is the lesser of 12.5 metres and four storeys.

(327) Exception RT 327

The lands subject to this exception shall comply with all the following:

- (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 6.0 metres;
- (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
- (D) the portion of **main wall** containing the entrance to a **parking space**, must be setback a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) the required **parking space** is to be located in the principal **building**;
- (F) The maximum **lot coverage** is 40%;
- (G) the maximum number of storeys is 2.

(329) Exception RT 329

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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 is to 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**.

(330) Exception RT 330

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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 contains an entrance to a **parking space** is to 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**.

(331) Exception RT 331

The lands subject to this exception shall comply with all the following:

- (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**; and
- (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**; and
- (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 contains an entrance to a **parking space** is to be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (E) the minimum setback from a **side lot line** that does not abut a **street** is:
  - (i) 1.2 metres for a **townhouse building** and a semi-detach house; and
  - (ii) 1.2 m on one side and 0.6 m on the other side for **detached house**; and
- (F) the minimum **building setback** from a **lot line** that abuts a railway is 30.0 metres; and
- (G) the maximum number of storeys is:
  - (i) 3 for a **townhouse**; and
  - (ii) 2 in all other cases; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(332) Exception RT 332

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is the lawful **lot frontage** that existed on the date of the enactment of this by-law; and
- (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 **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** shall be provided with each **dwelling unit**, and shall be set back a minimum of 6.0 m from the **front lot line**;
- (F) despite the uses permitted in the zone a detach house is not permitted.

(334) Exception RT 334

The lands subject to this exception shall comply with all the following:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) the portion of a principal **building** containing the required **parking space** must be setback from a **side lot line** a minimum of 1.5 metres;
- (C) the maximum **lot coverage** is 50%;

- (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 distance between the elevation of the surface of the lowest floor and the average elevation of the **front lot line**.

(335) Exception RT 335

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) the 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; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) 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%;
- (G) the minimum **building setback** 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**.

(336) Exception RT 336

The lands subject to this exception shall collectively comply with all the following:

- (A) the must not be more than 11 **dwelling units** in total;
- (B) the minimum **building setback** from a **lot line** abutting a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Lawrence Avenue; and
  - (ii) 1.5 metres if the **lot line** abuts Homestead Road; and
- (C) the required **parking space** must be located in the principal **building**;
- (D) the maximum height of a **building** is the lesser of 12.0 metres and 3 storeys; and
- (E) the applicable maximum **lot coverage** regulations of this by-law do not apply.

(337) Exception RT 337

The lands subject to this exception shall collectively comply with all the following:

- (A) the required **parking space** must be located in the principal **building**;
- (B) the maximum height of a **building** is the lesser of 11.0 metres and 3 storeys;
- (C) The minimum **building setback** from a **street** is:
  - (i) 6.0metres for that portion of the **main wall** that contains a vehicular entrance to a **parking space**;
  - (ii) 3.0 metres in all other cases;
- (D) the applicable maximum **lot coverage** regulations of this by-law do not apply;
- (E) the minimum **lot frontage** for a **dwelling unit** fronting on a **street** is 5.4 metres.

(338) Exception RT 338

On these lands the following by-law prevails, being former City of North York by-law 33106.

(339) Exception RT 339

The lands subject to this exception must collectively comply with the following:

- (A) a maximum of 7 **dwelling units** are permitted;
- (B) the minimum width of a **dwelling unit** is 4.5 metres;
- (C) 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 Road as situated on April 9, 2008;
- (D) the minimum **building setback** from a **lot line** is:
  - (i) 0.3 metres from the west property line;
  - (ii) 0.9 metres if that **lot line** abuts Birchmount Road;
  - (iii) 2.8 metres and a maximum **building setback** of 3.5 metres if the **lot line** abuts Kingston Road;
- (E) 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 shall not apply to the end **dwelling unit** of a **building** adjacent to Birchmount Road;
- (F) the maximum **building** height is the lesser of 13.7 metres and 4 storeys
- (G) 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 Road and the elevation of the highest part of the **building**;
- (H) Each **dwelling unit** must have a private outdoor **amenity space** located on the first **storey** above the parking **structure** level
- (I) 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;
- (J) a minimum of 11 **parking space** are to be provided;
- (K) despite (J) above, one **parking space** in excess of 11 may be provided and it may have a minimum width of 4.9 metres;
- (M) on these lands there is no maximum **lot coverage**;
- (N) **dwelling units** are only permitted if there is a parking **structure** on the lands;
- (O) projections such as pilasters, columns, balconies and unenclosed porches are not permitted to project into a required yard that abuts a **street**. A canopy and exterior steps may encroach into the required **street yard** for Kingston Road to a maximum of 1.0 metres.

(340) Exception RT 340

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres from Brimorton Drive and Orton Park Road, 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; and
- (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 Drive and Orton Park Road;
- (F) the required **parking space** must be in the principal **building**;
- (G) Minimum garage space dimensions:
  - single car garage: 3.0 metres by 6.0 metres
  - double car garage: 5.7 metres by 6.0 metres

tandem parking stalls: 3.0 metres by 11.6 metres;

(H) there is no maximum **lot coverage**.

(341) Exception RT 341

The lands subject to this exception must comply with the following:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 3.0 metres from Brimorton Drive and Orton Park Road, 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; and

(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 Drive and Orton Park Road;

(D) the required **parking space** must be in the principal **building**;

(E) Minimum garage space dimensions:

single car garage: 3.0 metres by 6.0 metres

double car garage: 5.7 metres by 6.0 metres

tandem parking stalls: 3.0 metres by 11.6 metres

(F) there is no maximum **lot coverage**.

(342) Exception RT 342

The lands subject to this exception must comply with the following:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 3.0 metres from Brimorton Drive and Orton Park Road, 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; and

(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 Drive and Orton Park Road;

(D) The minimum **rear yard setback** is 6.0 metres;

(D) the required **parking space** must be in the principal **building**;

(E) Minimum garage space dimensions:

single car garage: 3.0 metres by 6.0 metres

double car garage: 5.7 metres by 6.0 metres

tandem parking stalls: 3.0 metres by 11.6 metres; and

(F) there is no maximum **lot coverage**.

(343) Exception RT 343

The lands subject to this exception must comply with the following:

(A) the minimum **building setback** from a **front lot line** is:

(i) 6.0 metres for the portion of the **main wall** containing a vehicular 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 space** must be located in the principal **building**.

(344) Exception RT 344

The lands subject to this exception must comply with the following:

- (A) The minimum **building setback** from the a **lot line** that abuts Birchmount Road 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) **Lot coverage** does not apply to these lands;
- (E) **Parking spaces** must be provided at a minimum rate of 0.25 for each senior citizen's apartment;
- (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**.

(345) Exception RT 345

The lands subject to this exception must collectively comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Avenue and Brimley Road
  - (ii) 12.0 metres if the **lot line** abuts Alexmuir Boulevard; and
  - (ii) 7.5 metres in all other cases; and
- (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 1/2 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 ois 9.0 metres
- (G) the maximum number of storeys is 2;
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

## 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 subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 94-2002.

(2) Exception RM 2

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (i) the minimum **lot frontage** is 12.0 metres;
- (ii) the minimum **lot area** is 370 square metres;
- (iii) the maximum **building** height is 9.5 metres;
- (iv) the maximum **floor space index** is 0.35;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and
- (vii) the minimum **side yard setback** is 0.9 metres.

A **semi-detached house** is permitted, if:

- (i) the minimum **lot frontage** is 10.5 metres;
- (ii) the minimum **lot area** is 325 square metres
- (iii) the maximum **building** height is 11.0 metres;
- (iv) the maximum **floor space index** is 0.6;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and
- (vii) the minimum **side yard setback** is 0.9 metres.

A **duplex** is permitted, if:

- (i) the minimum **lot frontage** is 15.0 metres;
- (ii) the minimum **lot area** is 555 square metres;
- (iii) the maximum **building** height is 11.0 metres;
- (iv) the maximum **floor space index** is 0.6;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and
- (vii) the minimum **side yard setback** is 1.8 metres.

A **triplex** is permitted, if:

- (i) the minimum **lot frontage** is 18.0 metres;
- (ii) the minimum **lot area** is 555 square metres;
- (iii) the maximum **building** height is 11.0 metres;
- (iv) the maximum **floor space index** is 0.6;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and

(vii) the minimum **side yard setback** is 3.0 metres.

A **fourplex** is permitted, if:

- (i) the minimum **lot frontage** is 21.0 metres;
- (ii) the minimum **lot area** is 650 square metres;
- (iii) the maximum **building** height is 11.0 metres;
- (iv) the maximum **floor space index** is 0.6;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 10.5 metres; and
- (vii) the minimum **side yard setback** is 3.6 metres.

(3) Exception RM 3

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1992-117.

(4) Exception RM 4

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 9005.

(5) Exception RM 5

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 438-1998.

(6) Exception RM 6

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 721-2002.

(7) Exception RM 7

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 301.

(8) Exception RM 8

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 75-2006.

(9) Exception RM 9

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 4262, 1981-302 and 1988-176.

(10) Exception RM 10

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1995-237.

(11) Exception RM 11

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3065 and 3066.

(12) Exception RM 12

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 4024 and 2414.

(13) Exception RM 13

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 893-2000.

(14) Exception RM 14

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 247-2000.

(15) Exception RM 15

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1985-42 and 83-14.

(16) Exception RM 16

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 440-2005.

(17) Exception RM 17

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13088.

(18) Exception RM 18

The lands subject to this exception must comply with all the following.

(A) a **detached house** is permitted, if:

- (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 **floor space index** is 0.45; and
- (v) the maximum **building** height is 9.5 metres.

(B) a **semi-detached house** is permitted, if:

- (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.

(C) a **duplex** is permitted, if:

- (i) the minimum **lot frontage** is 15.0 metres;
- (ii) the minimum **lot area** is 555 square metres;
- (iii) the maximum **lot coverage** is 35%; and
- (iv) the maximum **building** height is 11.0 metres.

(D) a **triplex** is permitted, if:

- (i) the minimum **lot frontage** is 16.5 metres;
- (ii) the minimum **lot area** is 610 square metres;
- (iii) the maximum **lot coverage** is 35%; and
- (iv) the maximum **building** height is 11.0 metres.

(19) Exception RM 19

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 885-2005.

(20) Exception RM 20

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 8889 and 613.

(21) Exception RM 21

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 4164.

(22) Exception RM 22

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) the minimum **lot area** is 185 square metres;
- (iii) the maximum **floor space index** is 0.40;
- (iv) the maximum **building** height is 9.5 metres;
- (v) the minimum **landscape** area is 25%;
- (vi) the minimum **front yard setback** is 6.0 metres;
- (vii) the minimum **rear yard setback** is 7.5 metres; and
- (viii) the minimum **side yard setback** is 0.9 metres.

A **semi-detached house** is permitted, if:

- (i) the minimum **lot frontage** is 18.0 metres;
- (ii) the minimum **lot area** is 555 square metres;
- (iii) the maximum **floor space index** is 0.60;
- (iv) the minimum **landscape** area is 25%;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and
- (vii) the minimum **side yard setback** is 0.9 metres.

A **duplex** is permitted, if:

- (i) the minimum **lot frontage** is 12.0 metres;
- (ii) the minimum **lot area** is 370 square metres;
- (iii) the maximum **floor space index** is 0.60;
- (iv) the minimum **landscape** area is 25%;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and
- (vii) the minimum **side yard setback** is 0.9 metres.

A **triplex** is permitted, if:

- (i) the minimum **lot frontage** is 15.0 metres;
- (ii) the minimum **lot area** is 465 square metres;
- (iii) the maximum **floor space index** is 0.60;
- (iv) the minimum **landscape** area is 25%;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 7.5 metres; and
- (vii) the minimum **side yard setback** is 0.9 metres.

(23) Exception RM 23

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) the minimum **lot area** is 230 square metres;
- (iii) the maximum **building** height is 9.5 metres;
- (iv) the maximum **floor space index** is 0.60;
- (v) the minimum **landscape** area is 40%;
- (vi) the minimum **front yard setback** is 6.0 metres;
- (vii) the minimum **rear yard setback** is 25% of **lot depth**, with a minimum **rear yard setback** of 7.5 metres; and
- (viii) the minimum **side yard setback** is 0.6 metres; and for a **building** adjacent to a **street** is 1.5 metres.

A **semi-detached house** is permitted, if:

- (i) the minimum **lot frontage** is 15.0 metres;
- (ii) the minimum **lot area** is 460 square metres;
- (iii) the maximum **floor space index** is 0.60;
- (iv) the minimum **landscape** area is 40%;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 25% of **lot depth**, with a minimum **rear yard setback** of 7.5 metres; and
- (vii) the minimum **side yard setback** is 1.2 metres; and for a **building** adjacent to a **street** is 1.5 metres.

A **duplex** is permitted, if:

- (i) the minimum **lot frontage** is 15.0 metres;
- (ii) the minimum **lot area** is 555 square metres;
- (iii) the maximum **floor space index** is 0.60;
- (iv) the minimum **landscape** area is 40%;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 25% of **lot depth**, with a minimum **rear yard setback** of 7.5 metres; and
- (vii) the minimum **side yard setback** is 1.2 metres; and for a **building** adjacent to a **street** is 1.5 metres.

A **triplex** is permitted, if:

- (i) the minimum **lot frontage** is 16.5 metres;
- (ii) the minimum **lot area** is 610 square metres;
- (iii) the maximum **floor space index** is 0.60;
- (iv) the minimum **landscape** area is 40%;
- (v) the minimum **front yard setback** is 6.0 metres;
- (vi) the minimum **rear yard setback** is 25% of **lot depth**, with a minimum **rear yard setback** of 7.5 metres;
- (vii) the minimum **side yard setback** is 1.2 metres; and for a **building** adjacent to a **street** is 1.5 metres.

(24) Exception RM 24

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 12.0 metres;
- (B) the minimum **lot area** is 465 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **semi-detached house** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 11.0 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 35%; and
- (D) the maximum **building** height is 11.0 metres.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 116 square metres;
- (C) the maximum **lot coverage** is 40%; and
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of the **building** height;
- (F) the minimum **rear yard setback** is 20% of **lot depth**, with a minimum setback of 16.0 metres; and
- (G) the maximum **building** height is 14.0 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is 3.0 metres; and
- (F) the minimum **rear yard setback** is 20% of **lot depth**, with a minimum setback of 6.0 metres; and
- (G) the maximum **building** height is 14.0 metres.

(25) Exception RM 25

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1991-177.

(26) Exception RM 26

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1984-32.

(27) Exception RM 27

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1124-2001(OMB) and former City of Etobicoke by-law 1995-57.

(28) Exception RM 28

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 12950.

(29) Exception RM 29

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 2631.

(30) Exception RM 30

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13049.

(31) Exception RM 31

The lands subject to this exception must comply with all the following.

A **nursing home** is permitted, if:

- (A) the maximum **lot coverage** is 35.4%;
- (B) the maximum **lot frontage** is 9.2 metres;
- (C) the minimum **rear yard setback** is 7.2 metres; and
- (D) the maximum **building** height is 13.6 metres.

(32) Exception RM 32

On these lands the following by-law prevails, being City of Toronto by-law 716-2003.

(33) Exception RM 33

On these lands the following by-laws prevail, being former City of North York by-laws 27686, 27696, 27695, and 27695.



- (34) Exception RM 34  
On these lands the following by-law prevails, being former City of North York by-law 27020.
- (35) Exception RM 35  
On these lands the following by-law prevails, being City of Toronto by-law 255-2005.
- (36) Exception RM 36  
On these lands the following by-law prevails, being City of Toronto by-law 680-2000.
- (37) Exception RM 37  
On these lands the following by-laws prevail, being former City of North York by-laws 22378 and 26280.
- (38) Exception RM 38  
On these lands the following by-laws prevail, being former City of North York by-laws 132574 and 32737.
- (39) Exception RM 39  
On these lands the following by-laws prevail, being former City of North York by-laws 32454 and 32737.
- (40) Exception RM 40  
On these lands the following by-law prevails, being former City of North York by-law 31523.
- (41) Exception RM 41  
On these lands the following by-law prevails, being former City of North York by-law 32574.
- (42) Exception RM 42  
On these lands the following by-law prevails, being City of Toronto by-law 470-2001.
- (43) Exception RM 43  
On these lands the following by-law prevails, being City of Toronto by-law 215-2000.
- (44) Exception RM 44  
On these lands the following by-laws prevail, being former City of North York by-law 33111 and City of Toronto by-law 865-2004.
- (45) Exception RM 45  
On these lands the following by-law prevails, being City of Toronto by-law 634-2001.
- (46) Exception RM 46  
On these lands the following by-laws prevail, being City of Toronto by-laws 78-2007 and 1018-2007.
- (47) Exception RM 47  
On these lands the following by-law prevails, being City of Toronto by-law 758-2003.
- (48) Exception RM 48  
On these lands the following by-law prevails, being former City of North York by-law 26840.
- (49) Exception RM 49  
On these lands the following by-law prevails, being former City of North York by-law 20746.
- (50) Exception RM 50

On the lands subject to this exception a school is permitted.

(51) Exception RM 51

On these lands the following by-law prevails, being City of Toronto by-law 878-2003.

(52) Exception RM 52

On these lands the following by-law prevails, being former City of North York by-law 27268.

(53) Exception RM 53

On these lands the following by-law prevails, being former City of North York by-law 31289.

(54) Exception RM 54

On these lands the following by-law prevails, being City of Toronto by-law 685-2005.

(55) Exception RM 55

On these lands the following by-law prevails, being former City of North York by-law 28860.

(56) Exception RM 56

On these lands the following by-law prevails, being City of Toronto by-law 113-1999.

(57) Exception RM 57

On these lands the following by-law prevails, being City of Toronto by-law 301-2000.

(58) Exception RM 58

On these lands the following by-law prevails, being former City of North York by-law 20856.

(59) Exception RM 59

On these lands the following by-laws prevail, being former City of North York by-laws 18239 and 32077.

(60) Exception RM 60

On these lands the following by-laws prevail, being former City of North York by-laws 23193 and 27826.

(61) Exception RM 61

On these lands the following by-law prevails, being former City of North York by-law 17781.

(62) Exception RM 62

On these lands the following by-law prevails, being City of Toronto by-law 482-2006.

(64) Exception RM 64

On these lands the following by-law prevails, being former City of North York by-law 30816.

(65) Exception RM 65

On these lands the following by-law prevails, being former City of North York by-law 31674.

(66) Exception RM 66

On these lands the following by-law prevails, being former City of North York by-law 33051.

(67) Exception RM 67

On these lands the following by-laws prevail, being former City of North York by-laws 29987 and 32735 and City of Toronto by-law 688-2007.

(68) Exception RM 68

On these lands the following by-laws prevail, being former City of North York by-laws 19780 and 26673.

(69) Exception RM 69

On these lands the following by-laws prevail, being former City of North York by-laws 16462 and 19780.

(70) Exception RM 70

On the lands subject to this exception single **detached houses** are permitted.

(71) Exception RM 71

On these lands the following by-law prevails, being City of Toronto by-law 624-2006.

(72) Exception RM 72

On these lands the following by-laws prevail, being former City of North York by-laws 12073 and 12130.

(73) Exception RM 73

On these lands the following by-law prevails, being former City of North York by-law 17831.

(74) Exception RM 74

On these lands the following by-law prevails, being former City of North York by-law 32737.

(76) Exception RM 76

On these lands the following by-law prevails, being City of Toronto by-law 682-1999.

(77) Exception RM 77

On these lands the following by-law prevails, being former City of North York by-law 18649.

(78) Exception RM 78

On these lands the following by-laws prevail, being former City of North York by-law 3311 and City of Toronto by-law 865-2004.

(79) Exception RM 79

On these lands the following by-laws prevail, being former City of North York by-laws 6779, 32077, 32737.

(80) Exception RM 80

On these lands the following by-law prevails, being City of Toronto by-law 1125-2007(OMB).

(81) Exception RM 81

The lands subject to this exception must comply with Regulation 955.10.(37).

(82) Exception RM 82

On these lands the following by-law prevails, being City of Toronto by-law 681-1999.

(83) Exception RM 83

On these lands the following by-law prevails, being former City of North York by-law 30231.

(84) Exception RM 84

On these lands the following by-law prevails, being City of Toronto by-law 285-1998.

(85) Exception RM 85

The lands subject to this exception must comply with Regulation 955.10.(147).

(86) Exception RM 86

The lands subject to this exception must comply with Regulation 955.10.(148).

(87) Exception RM 87

The lands subject to this exception must comply with Regulation 955.10.(38).

(88) Exception RM 88

The lands subject to this exception must comply with Regulation 955.10.(39).

(89) Exception RM 89

The lands subject to this exception must comply with Regulation 955.10.(40).

(90) Exception RM 90

The lands subject to this exception must comply with Regulation 955.10.(41).

(91) Exception RM 91

The lands subject to this exception must comply with Regulation 955.10.(42).

(92) Exception RM 92

On the lands subject to this exception **townhouses** are an additional permitted use.

(93) Exception RM 93

On these lands the following by-law prevails, being former City of North York by-law 21552.

(94) Exception RM 94

The lands subject to this exception must comply with Regulation 955.10.(43).

(96) Exception RM 96

On these lands the following by-laws prevail, being former City of North York by-laws 18574, 18574, 32077 and 32737.

(97) Exception RM 97

The lands subject to this exception must comply with Regulation 955.10.(44).

(98) Exception RM 98

The lands subject to this exception must comply with Regulation 955.10.(45).

(99) Exception RM 99

The lands subject to this exception must comply with Regulation 955.10.(46).

(100) Exception RM 100

The lands subject to this exception must comply with all the following.

(A) An **apartment building** is permitted on a **lot** if:

- (i) the maximum **lot coverage** is 40%;
- (ii) the maximum height of the **apartment building** is 3 storeys;

- (iii) the minimum **front yard setback** is 7.0 metres;
- (iv) the minimum **side yard setbacks** are 3.0 metres;
- (v) the minimum **rear yard setback** is 12.0 metres; and
- (vi) the minimum on-site parking rate is 1.25 **parking spaces per dwelling unit**.

(101) Exception RM 101

On these lands the following by-law prevails, being former City of North York by-law 31616.

(102) Exception RM 102

On these lands the following by-law prevails, being City of Toronto by-law 599-2006.

(103) Exception RM 103

On these lands the following by-laws prevail, being former City of North York by-laws 18490, 18622 and 32077.

(104) Exception RM 104

On these lands the following by-laws prevail, being former City of North York by-laws 12204 and 32077.

(105) Exception RM 105

On these lands the following by-law prevails, being former City of North York by-law 28554.

(106) Exception RM 106

The lands subject to this exception must comply with Regulation 955.10.(327).

(107) Exception RM 107

On these lands the following by-law prevails, being former City of North York by-law 22713.

(108) Exception RM 108

On these lands the following by-law prevails, being former City of North York by-law 25208.

(110) Exception RM 110

The lands subject to this exception must comply with all the following:

A maximum of 4 **dwelling units** are permitted, if:

- (A) the minimum **lot area** is 470 square metres; and
- (B) the minimum **lot frontage** is 18 metres.
- (C) the maximum height of the principal **building** is 7.5 metres;
- (D) the maximum **floor space index** is 1.0;
- (E) the minimum **front yard setback** is 2.7 metres;
- (F) the minimum **rear yard setback** is 1.0 metres; and
- (G) the minimum **side yard setbacks** are 2.4 metres on the east side and 0.0 metres on the west side.
- (H) the minimum area used for **landscaping** which included ground and roof decks is 140 square metres.
- (I) the minimum height of privacy fencing enclosing ground and roof decks is 1.5 metres.

(111) Exception RM 111

On these lands the following by-law prevails, being former City of North York by-law 31540.

(112) Exception RM 112

On these lands the following by-law prevails, being City of Toronto by-law 29-2007(OMB).

(113) Exception RM 113

The lands subject to this exception shall comply with all the following:

- (A) The minimum 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 provided it is a minimum of 1.0 metre from a **lot line**.
- (C) The minimum setback from all other **lot lines** except that do not abut Highway 401 is 6.8 metres;
- (D) the maximum height shall be the lesser of 3 storeys and 11.0 metres;
- (E) **Parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall within a **building**;
  - (ii) a minimum of 0.3 spaces per **dwelling unit** shall be for visitors;
- (F) the maximum **lot coverage** is 33%.

(114) Exception RM 114

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is
  - (i) 7.5 metres if the **lot line** abuts Meadowvale Road; and
  - (ii) 3.0 metres in all other cases;
- (B) The minimum setback from a **lot line** that abuts a **street** for underground **structures** is 1.0 metre
- (C) The minimum setback from the north **lot line** that does not abut a **street** is 4.1 metres
- (D) the maximum height shall be 13.0 metres
- (E) **Parking spaces** shall be provided at a 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**;
- (G) the maximum **lot coverage** is 33%.

(115) Exception RM 115

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres
- (B) The minimum setback from the north **lot line** that does not abut a **street** is 4.1 metres
- (C) the maximum height shall be 13.0 metres
- (D) **Parking spaces** shall be provided at a 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
- (E) the maximum **lot coverage** is 33%.

(116) Exception RM 116

On these lands the following by-laws prevail, being former City of North York by-laws 25575 and 25734.

(117) Exception RM 117

On these lands the following by-law prevails, being former City of North York by-law 33034.

(118) Exception RM 118

The lands subject to this exception must comply with Regulation 955.10.(365).

(119) Exception RM 119

The lands subject to this exception must comply with Regulation 955.10.(247).

(123) Exception RM 123

The lands subject to this exception must comply with all the following:

(A) the minimum **lot frontage** for a **detached house** is 9.0 metres;

(B) the minimum **lot area** for a **detached house** is 275 square metres; and

(C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in any principal **building** is 0.6.

(124) Exception RM 124

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.

(125) Exception RM 125

The lands may be used for two **detached houses**.

The mutual **driveway** on the lands is to be a minimum of 2.43 metres wide.

(126) Exception RM 126

The lands may be used for a **detached house**.

(127) Exception RM 127

The lands subject to this exception must comply with Regulation 955.10.(329).

(128) Exception RM 128

The lands subject to this exception must comply with Regulation 955.10.(246).

(129) Exception RM 129

The only permitted use of the lands is **driveways** and parking in relation to the use at 702 Jane **Street**.

(130) Exception RM 130

The ground floor and cellar of the **building** on the lands may be used as a **retail store**.

(131) Exception RM 131

One extension of the existing **building** on the lands is permitted.

(132) Exception RM 132

The lands subject to this exception are to be used only for a yard of a **residential building**. **Ancillary buildings** or **structures** to a **residential building** are permitted.

(133) Exception RM 133

The lands may be used for a **duplex**.

(134) Exception RM 134

The lands subject to this exception are to be used only for a yard of a **residential building**. **Ancillary buildings or structures** to a **residential building** are permitted.

(135) Exception RM 135

The lands subject to this exception must comply with Regulation 955.10.(245).

(136) Exception RM 136

The lands subject to this exception must comply with Regulation 955.10.(248).

(137) Exception RM 137

The lands subject to this exception must comply with Regulation 955.10.(249).

(138) Exception RM 138

The lands subject to this exception must comply with Regulation 955.10.(250).

(139) Exception RM 139

The lands subject to this exception must comply with Regulation 955.10.(237).

(140) Exception RM 140

The lands subject to this exception must comply with Regulation 955.10.(238).

(141) Exception RM 141

The lands subject to this exception must comply with Regulation 955.10.(239).

(142) Exception RM 142

The **duplex** on the lands is to have a minimum **side yard setback** on the north-east **lot line** of 3.0 metres.

(143) Exception RM 143

The minimum **side yard setback** of the south **lot line** of the land may be 0.50 metres.

(144) Exception RM 144

The lands subject to this exception must comply with Regulation 955.10.(240).

(145) Exception RM 145

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.

(146) Exception RM 146

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.

(147) Exception RM 147

The **place of worship** on the lands may be enlarged provided 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.

(148) Exception RM 148

The lands subject to this exception must comply with Regulation 955.10.(241).

(149) Exception RM 149

The lands subject to this exception must comply with Regulation 955.10.(328).

(150) Exception RM 150

The lands may be used for a maximum of two **dwelling units** and one **retail store**.

(151) Exception RM 151

The lands subject to this exception may be used for the parking and the storage of **vehicles**.

(152) Exception RM 152

The lands subject to this exception must comply with Regulation 955.10.(243).

(153) Exception RM 153

The lands subject to this exception must comply with Regulation 955.10.(244).

(154) Exception RM 154

A rear addition to the **detached house** on the lands is permitted, provided the maximum floor area of the house, including the rear addition, is 120 square metres.

(155) Exception RM 155

On these lands the following by-law prevails, being former City of North York by-law 18688.

(156) Exception RM 156

The lands may be used for a **detached house**.

(157) Exception RM 157

The lands subject to this exception must comply with Regulation 955.10.(251).

(158) Exception RM 158

The lands may be used for a **semi-detached house**.

(159) Exception RM 159

The lands subject to this exception must comply with the following:

(A) a maximum of 6 **detached houses**.

(B) the minimum **lot frontage** is 7.5 metres.

(C) the minimum **front yard setback** is 7.5 metres; and

(D) the minimum **side yard setback** is 0.75 metres.

(160) Exception RM 160

The lands may be used for a **detached house**.

(161) Exception RM 161

The lands subject to this exception must comply with Regulation 955.10.(252).

(162) Exception RM 162

The lands subject to this exception must comply with Regulation 955.10.(551).

(163) Exception RM 163

The lands subject to this exception must comply with Regulation 955.10.(253).

(164) Exception RM 164

The lands may be used for the industrial uses and the business service establishments, provided they take place within the **buildings** existing on the lands on September 17, 1997.

(165) Exception RM 165

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 27.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;

(C) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**; and

(D) the maximum **lot coverage** is 33%.

(166) Exception RM 166

The lands subject to this exception must comply with the following:

(A) a maximum 41 **detached houses**;

(B) the minimum **lot area** is 240 square metres;

(C) the minimum **lot frontage** is 8.0 metres;

(D) the maximum **lot coverage** is 50%.

(E) the maximum **building** height is 11.0 metres;

(F) the maximum **floor space index** is 0.80;

(G) the minimum **front yard setback** is 4.5 metres, except for a garage door the setback is 6.0 metres;

(H) the minimum **rear yard setback** is 6.0 metres;

(I) the minimum **side yard setback** is 0.3 metres on one side and 1.2 metres on the other side; and

(J) the minimum **soft landscaping** on a **lot** is 40%.

(167) Exception RM 167

The maximum height of any **building** is 16 metres with no more than 5 storeys.

(168) Exception RM 168

The lands subject to this exception must comply with all the following:

A) the minimum setback from a **lot line** that abuts Birchmount Road is 22.0 metres, measured from the original centreline of the **street**;

- (B) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(169) Exception RM 169

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) the minimum setback from a **side lot line** that does not abut a **street** is 6.4 metres;
- (D) the minimum setback from a **rear lot line** is 1.5 metres; and
- (E) the maximum **lot coverage** is 50%.

(170) Exception RM 170

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(171) Exception RM 171

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 2.4 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(172) Exception RM 172

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts the **street** is 6.0 metres;
- (B) the minimum setback from a side and **rear lot line** is a distance equal to ½ the height of the **building**;  
and
- (C) the maximum **lot coverage** is 33%.

(173) Exception RM 173

The lands subject to this exception shall comply with all the following:

- (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 m<sup>2</sup>; or , one **dwelling unit** on a **lot** with a minimum 7.5 metre frontage on a **street** and a minimum **lot area** of 255 m<sup>2</sup>
  - (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 m<sup>2</sup>; or, one **dwelling unit** on a **lot** with a minimum 5.25 metre frontage on a **street** and a minimum area of 195 m<sup>2</sup>

- (iii) for all other **dwelling unit** types, 1 **dwelling unit** per 199 square metres of **lot area**;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abuts the **street** is 6.0 metres;
- (D) the minimum setback from a side or **rear lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**; and
- (E) the maximum **lot coverage** is 33%.

(174) Exception RM 174

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts the **street** is 9.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **lot line** in a RD zone is 12.0 metres;
- (C) the minimum 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** shall 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 principal **buildings**
  - (i) the minimum setback from a **lot line** that abuts a **street** is 1.5 metres;
- (G) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**:
  - (i) a minimum of 1.0 enclosed **parking space** shall be provided per **dwelling unit**
  - (ii) a minimum of 0.2 **parking space** shall be surface spaces for visitors; and
- (H) the minimum dimensions for an enclosed **parking space** shall be 2.7 metres by 5.7 metres.

(175) Exception RM 175

The lands subject to this exception must comply with Regulation 955.10.(242).

(176) Exception RM 176

An addition to the **detached house** on the lands is permitted, provided the combined maximum floor area of the existing house and the addition is 127 square metres.

(177) Exception RM 177

The lands may be used for a **detached house**.

(178) Exception RM 178

The lands subject to this exception must comply with Regulation 955.10.(254).

(179) Exception RM 179

The lands subject to this exception must comply with Regulation 955.10.(255).

(180) Exception RM 180

An addition to the **detached house** on the lands may be permitted, provided the minimum **side yard setback** on the east side of the lands is 1.1 metres and the minimum **front yard setback** is 2.5 metres.

(181) Exception RM 181

The lands subject to this exception must comply with Regulation 955.10.(330).

(182) Exception RM 182

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 8.9 metres;
- (B) the minimum setback from a **side lot line** is ½ the height of the **building**;
- (C) the minimum setback from a **side lot line** for a garages is 0.45 metres;
- (D) the maximum **lot coverage** is 33%.

(183) Exception RM 183

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in a **fourplex** are permitted;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the maximum **building** height is 9.0 metres;
- (E) **parking spaces** shall be provided at the rate of 1.6 **parking spaces** per **dwelling unit**
  - (i) visitor **parking spaces** shall be provided at a rate of 0.3 **parking spaces** per **dwelling unit**; and
- (F) the maximum **lot coverage** is 33%.

(184) Exception RM 184

One addition of a maximum of 33 square metres is allowed to the existing **detached house**, provided the minimum west **side yard setback** is 0.26 metres.

(185) Exception RM 185

The lands subject to this exception must comply with Regulation 955.10.(218).

(186) Exception RM 186

The lands may be used for a **detached house**, if

- (i) one **parking space** is provided on the lands.
- (ii) the minimum **side yard setback** is 0.45 metres.
- (iii) no openings are permitted on the east side of the dwelling.
- (iv) adequate drainage by gravity into the sewer is provided.

(187) Exception RM 187

The lands subject to this exception must comply with Regulation 955.10.(219).

(188) Exception RM 188

The private garage on the lands is to be located on the north side of the dwelling on the lands and is not to project more than 1.7 metres from the **main wall** of the dwelling on the lands.

(189) Exception RM 189

The walls of the private garages on the lands are to be a minimum of 3.0 metres from the **street** line.

(190) Exception RM 190

The lands subject to this exception must comply with Regulation 955.10.(220).

(191) Exception RM 191

One addition of a maximum of 28 square metres to the rear of the existing dwelling is allowed.

The width of the addition is not to exceed the width of the existing dwelling.

(192) Exception RM 192

The lands subject to this exception must comply with Regulation 955.10.(221).

(193) Exception RM 193

The lands may be used for a **semi-detached house**.

(194) Exception RM 194

The lands subject to this exception must comply with Regulation 955.10.(222).

(195) Exception RM 195

The lands subject to this exception must comply with Regulation 955.10.(223).

(196) Exception RM 196

The lands subject to this exception must comply with Regulation 955.10.(224).

(198) Exception RM 198

The lands subject to this exception must comply with Regulation 955.10.(225).

(199) Exception RM 199

The lands subject to this exception must comply with Regulation 955.10.(226).

(200) Exception RM 200

The lands may be used for a **detached house** provided the north **side yard setback** is a minimum of 1.2 metres.

(201) Exception RM 201

The lands subject to this exception must comply with Regulation 955.10.(227).

(202) Exception RM 202

The lands subject to this exception must comply with Regulation 955.10.(228).

(203) Exception RM 203

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 22.0 metres, measured from the original centreline of the road;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;  
and
- (D) the maximum **lot coverage** is 33%.

(204) Exception RM 204

The lands subject to this exception shall comply with all the following:

- (A) on lands described as **Lot 289**, Registered Plan 1882, a **duplex** is permitted on the **lot**;
- (B) the minimum setback from a **lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) on lands described as **Lot 289** on Registered Plan 1882, the minimum setbacks from a **side lot line**;

- (i) from the easterly **side lot line** is 0.9 metres
- (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 shall be used for **dwelling units**;  
and
- (F) the maximum **lot coverage** is 33%.

(205) Exception RM 205

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum 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 shall be used for **dwelling units**;  
and
- (E) the maximum **lot coverage** is 33%.

(206) Exception RM 206

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **fourplex** are permitted;
- (B) the maximum **lot coverage** is 30%; and
- (C) the minimum setback from a **side lot line** for a garage is 0.3.

Some standards to be inserted.

(207) Exception RM 207

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 16.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts St. Clair Avenue is 22.0 metres, measured from the original centreline of the **street**; and
- (C) the maximum **lot coverage** is 33%.

(208) Exception RM 208

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 22.0 metres, measured from the original centre line of the road;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;  
and
- (D) the maximum **lot coverage** is 33%.

(209) Exception RM 209

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from **lot line** that abuts St. Clair Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%.

(210) Exception RM 210

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 22.0 metres, measured from the original centre line of the road;
- (B) the minimum setback from a **side lot line** is the greater of:
  - (i) 3.6 metres, or
  - (ii) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(211) Exception RM 211

The lands subject to this exception must comply with Regulation 955.10.(229).

(212) Exception RM 212

The lands subject to this exception shall comply with all the following:

- (A) The lands may be used for a **detached house**.

(213) Exception RM 213

The lands subject to this exception shall comply with all the following:

- (A) 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**.

(214) Exception RM 214

The lands subject to this exception must comply with Regulation 955.10.(230).

(215) Exception RM 215

The lands subject to this exception shall comply with all the following:

- (A) 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** back is 3.6 metres.

(216) Exception RM 216

The lands subject to this exception shall comply with all the following:

- (A) 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.

(217) Exception RM 217

The lands subject to this exception shall comply with all the following:

- (A) The lands may be used for an office and the storage of sanding equipment.

(218) Exception RM 218

The lands subject to this exception must comply with Regulation 955.10.(231).

(219) Exception RM 219

The lands subject to this exception must comply with Regulation 955.10.(232).

(220) Exception RM 220



- The lands subject to this exception must comply with Regulation 955.10.(233).
- (221) Exception RM 221  
The lands subject to this exception must comply with Regulation 955.10.(234).
- (222) Exception RM 222  
The lands subject to this exception shall comply with all the following:  
(A) The lands may be used for a **detached house**.
- (223) Exception RM 223  
The lands subject to this exception shall comply with all the following:  
(A) The lands may be used for two **detached houses**.
- (224) Exception RM 224  
The lands subject to this exception shall comply with all the following:  
(A) An addition to the cellar of the existing dwelling may be permitted, if the addition does not extend 3.7 metres beyond the rear wall of the dwelling.
- (225) Exception RM 225  
The lands subject to this exception shall comply with all the following:  
(A) 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.
- (226) Exception RM 226  
The lands subject to this exception must comply with Regulation 955.10.(235).
- (227) Exception RM 227  
The lands subject to this exception must comply with Regulation 955.10.(236).
- (228) Exception RM 228  
The lands subject to this exception shall comply with all the following:  
(A) an addition to the existing detached dwelling used for the storage of pianos is permitted if:  
(i) the addition does not exceed 9.2 metres in depth and 6.1 metres in width,  
(ii) is a maximum of one **storey** in height.
- (229) Exception RM 229  
The lands subject to this exception shall comply with all the following:  
(A) The lands may be used for two **detached houses**.
- (230) Exception RM 230  
The lands subject to this exception must comply with Regulation 955.10.(205).
- (231) Exception RM 231  
The lands subject to this exception must comply with Regulation 955.10.(206).
- (232) Exception RM 232  
The lands subject to this exception shall comply with all the following:  
(A) **Vehicle** access from Strader Avenue to any **retail store** on the site shall not be permitted;

(B) An 1.8 metre wide **landscaping** strip shall be maintained on the site, on the east side of Oakwood Avenue.

(233) Exception RM 233

The lands subject to this exception must comply with Regulation 955.10.(207).

(234) Exception RM 234

The lands subject to this exception must comply with Regulation 955.10.(208).

(235) Exception RM 235

The lands subject to this exception shall comply with all the following:

(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.

(236) Exception RM 236

The lands subject to this exception must comply with Regulation 955.10.(209).

(237) Exception RM 237

The lands subject to this exception must comply with Regulation 955.10.(210).

(238) Exception RM 238

The lands subject to this exception must comply with Regulation 955.10.(211).

(239) Exception RM 239

The lands subject to this exception must comply with Regulation 955.10.(212).

(240) Exception RM 240

The lands subject to this exception must comply with Regulation 955.10.(213).

(241) Exception RM 241

The lands subject to this exception shall comply with all the following:

(A) 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.

(242) Exception RM 242

The lands subject to this exception shall comply with all the following:

(A) The lands may be used for a beauty salon if the maximum floor area of the salon is 46.5 square metres.

(243) Exception RM 243

The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**.

The minimum west **side yard setback** is 1.8 metres.

Overnight parking or storage of trucks or tractor trailers is not permitted.

(244) Exception RM 244

The lands subject to this exception shall comply with all the following:

(A) The lands may be used for a **public school** if that all **buildings** are setback a minimum of 15 metres

from the southern limit of Durham Avenue and a minimum of 3 metres from the eastern limit of Arlington Avenue.

Fences are not to be erected on the lands.

Part of the lands may be used for the parking of **vehicles** associated with the school use.

(245) Exception RM 245

The lands subject to this exception shall comply with all the following:

(A) The site may be used for a **detached house** if the minimum west **side yard setback** is 0.15 metres.

(246) Exception RM 246

The lands subject to this exception shall comply with all the following:

(A) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop** if overnight parking or storage of trucks or tractor trailers is not permitted.

(247) Exception RM 247

The lands subject to this exception must comply with Regulation 955.10.(285).

(248) Exception RM 248

The lands subject to this exception must comply with Regulation 955.10.(214).

(249) Exception RM 249

The lands subject to this exception must comply with Regulation 955.10.(215).

(250) Exception RM 250

The lands subject to this exception must comply with Regulation 955.10.(216).

(251) Exception RM 251

The lands subject to this exception must comply with Regulation 955.10(217).

(252) Exception RM 252

The lands subject to this exception must comply with all the following:

(A) the minimum **lot frontage** for a **detached house** is 7.5 metres; and

(B) the maximum **floor space index** for a **lot** containing a **dwelling unit** in any principal **building** is 0.8.

(C) The lands municipally known as 1120 and 1130-1132 Weston Road must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1029-2006, as amended.

(D) The lands municipally known as 601, 603 and 605 Oakwood Avenue must comply with Regulation 955.10.(575).

(253) Exception RM 253

The lands subject to this exception must comply with all the following:

(A) the minimum **lot frontage** is:

(i) 7.5 metres for a **detached house**;

(ii) 12.0 metres for a **semi-detached house, duplex** or a **triplex**; and

(iii) 19.5 metres for an **apartment building**.

(B) the maximum **building** height is:

- (i) 11.0 metres and no more than 3 storeys for a **detached house, semi-detached house, duplex, or triplex**; and
  - (ii) 14.0 metres and no more than 4 storeys for an **apartment building**.
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** is:
- (i) 1.0 for a **detached house, semi-detached house, duplex, or triplex**; and
  - (ii) 1.5 for an **apartment building**.

(254) Exception RM 254

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** that does not abut a **street** for an attached garage is 1.0 metres;
- (C) **parking spaces** shall be provided at a 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** shall be for residents of which
    - (a) 1.0 **parking space** per **dwelling unit** shall be enclosed
    - (b) 0.6 **parking spaces** per **dwelling unit** may be provided in tandem
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitors;
- (E) the maximum height for a principal **building** or **structure** is 4 storeys; and
- (F) the maximum **lot coverage** is 48%.

(255) Exception RM 255

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (D) the minimum setback from a **rear lot line** is 13.5 metres;
- (E) **parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit**; and
- (F) the maximum **lot coverage** is 33%.

(256) Exception RM 256

The lands subject to this exception shall comply with all the following:

- (A) a **duplex** or **fourplex** are permitted uses;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** for a side wall is 5.7 metres;
- (D) the maximum height for a principal **building** or **structure** is 4 storeys; and
- (E) the maximum **lot coverage** is 33%.

(257) Exception RM 257

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Brimley Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts Ellesmere Road is 30.0 metres, measured from the

original centreline of the **street**;

(C) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;

(D) the maximum height for a principal **building** or **structure** is 4 storeys; and

(E) the maximum **lot coverage** is 33%.

(258) Exception RM 258

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum setback from a **lot line** that abuts a **lot** in a RD Zone is 7.0 metres;

(C) **parking spaces** shall be provided at a 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** shall be for visitors

(ii) a minimum of 1.3 **parking spaces** per **dwelling unit** shall be enclosed for residents

(iii) enclosed **parking space** dimensions shall be:

(a) 3 metres by 6 metres for one **parking space**, or

(b) 5.4 metres by 6 metres containing two **parking spaces**;

(E) a minimum **landscape** strip of 1.0 metres shall be provided along a **lot line** that abuts a **lot** in a RD zone;

(i) one **parking space** may encroach a maximum of 0.9 metres into the required **landscape** strip;

(F) the maximum height for a principal **building** or **structure** is 4 storeys; and

(G) the maximum **lot coverage** is 40%.

(259) Exception RM 259

The lands subject to this exception shall comply with all the following

(A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum setback from the south **side lot line** is 3.0 metres;

(C) the minimum setback from the north **side lot line** is 7.5 metres;

(D) the minimum setback from a **rear lot line** is 6.4 metres;

(i) an uncovered deck may project between the principal **building** and the **rear lot line**;

(G) **parking spaces** shall be provided at a rate of 1.8 **parking spaces** per **dwelling unit**;

(H) of the required parking:

(i) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitors

(ii) a minimum of one **parking space** shall be enclosed for residents

(iii) minimum enclosed **parking space** dimensions shall be 2.7 metres by 5.7 metres;

(F) the maximum height for a principal **building** or **structure** is 2 storeys; and

(E) the maximum **lot coverage** is 50%.

(260) Exception RM 260

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts Lawrence Avenue is 30.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**;
- (D) the maximum height for a principal **building** or **structure** is 2 1/2 storeys and 11 metres above the finished grade;
- (E) a minimum of 50% of the **interior floor area** of the **basement** floor shall be used for service and storage uses; and
- (F) the maximum **lot coverage** is 33%.

(261) Exception RM 261

The lands subject to this exception shall comply with all the following:

- (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**; and
- (E) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(262) Exception RM 262

The lands subject to this exception shall comply with all the following:

- (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 principal **building** or **structure** is 4.0 storeys;
- (D) the maximum **lot coverage** is 30%;
- (E) a minimum 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (F) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be enclosed for residents which may be located underground or within the principal **building**
  - (ii) a minimum of 0.3 **parking spaces** shall be surface spaces for visitors
    - (a) surface visitor spaces do not include a **tandem parking space** located in front of an enclosed **parking space** for residents
  - (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 shall be setback 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 shall be:
  - (i) setback a minimum of 1.5 metres from a **lot line** that abuts a **street**
  - (ii) enclosed by 4 walls and a roof; and

- (J) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(263) Exception RM 263

The lands subject to this exception must comply with all the following:

- (A) 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**.
- (B) the minimum **lot area** is:
  - (i) 270 square metres for a **detached house**;
  - (ii) 465 square metres for a **semi-detached house**; and
  - (iii) 555 square metres for a **duplex**.
- (C) the maximum **lot coverage** is:
  - (i) 35% for a **detached house** or a **semi-detached house**; and
  - (ii) 30% for a **duplex**.
- (D) the maximum **building** height is 8.5 metres and two storeys for a **detached house, semi-detached house** or a **duplex**.
- (E) the maximum **floor space index** of a **lot** containing a **dwelling unit** in a **detached house, semi-detached house** or a **duplex** is 0.6.
- (F) a **triplex, fourplex** or **apartment building** are not permitted.

(264) Exception RM 264

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) the minimum setback from a **side lot line** is 1.2 metres on one side;
- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) the maximum height of a principal **building** is 12.5 metres;
- (F) **parking spaces** shall be provided at a rate of 1.25 **parking spaces** per **dwelling unit**;
- (G) the maximum **lot coverage** is 50%;
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres; and

- (N) where a **rear lot line** abuts an 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 shall be permitted to project to a maximum of 3.0 metres from the rear **main wall**
  - (ii) exterior steps and approved acoustical barriers shall be permitted within the 5.0 metres from the **rear lot line**.

(265) Exception RM 265

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) if a **lot** abuts Staines Road, the **front lot line** is the **lot line** that abuts Staines Road;
- (C) the minimum setback from a **side lot line** that abuts a zone boundary is 1.2m;
- (D) the minimum setback from a **rear lot line** is 7.25 metres;
- (E) the maximum height of a principal **building** is 12.5 metres;
- (F) **parking spaces** shall be provided at a rate of 1.25 **parking spaces** per **dwelling unit**;
- (H) the maximum **lot coverage** is 50%;
- (I) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres; and
- (N) where a **rear lot line** abuts an 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 shall be permitted to project to a maximum of 3.0 metres from the rear **main wall**
  - (ii) exterior steps and approved acoustical barriers shall be permitted within the 5.0 metres from the **rear lot line**.

(266) Exception RM 266

The lands subject to this exception shall comply with all the following:

- (A) only **townhouse buildings** are permitted;
- (B) the minimum 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** shall be provided at a rate of 1.4 **parking spaces** per **dwelling unit**;
- (E) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be enclosed spaces for residents
  - (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (F) the maximum **lot coverage** is 40%;
- (G) a minimum **landscaping** strip of 3.0 metres shall be provided along the **lot line** that abuts a RD zone; and
- (H) swimming pools are permitted in yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres.

(267) Exception RM 267



The lands subject to this exception shall comply with all the following:

- (A) the minimum 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** shall be provided at a rate of 1.4 **parking spaces** per **dwelling unit**;
- (D) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be enclosed spaces for residents
  - (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (E) the maximum **lot coverage** is 40%;
- (F) a minimum **landscaping** strip of 3.0 metres shall be provided along the **lot line** that abuts a RD zone;
- (G) swimming pools are permitted in yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (H) matters to be provided pursuant to Section 36 of the Planning Act R.S.O. 1983, as amended:
  - (i) the owner of the lands, at its expense, and in accordance with, and subject to, the agreements referred to in Sub-Section (ii), shall provide the following prior to the issuance of any **building** permits:
    - (a) a cash contribution to the Corporation of the former City of Scarborough in the sum of Seventy-Five Thousand (\$75,000) to be used by the City towards the improvement and development of the **Audrelane Park**
  - (ii) the owner of the lands shall enter into one or more agreements with the Corporation of the former City of Scarborough pursuant to Section 36 of the Planning Act, 1983, to secure the matters referred to in Sub-Section (i) and which shall be registered on title to the lands to which this By-law applies and shall, among other matters, require the funding of the said matters prior to the occupancy of the **buildings**.

(268) Exception RM 268

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from the north **lot line** is 6.5 metres;
- (C) the minimum setback from the west **lot line** is 3.0 metres;
- (D) the minimum setback from the south **side lot line** is 10.0 metres;
- (E) **parking spaces** shall be provided at a rate of 2.2 **parking spaces** per **dwelling unit**;
- (D) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be enclosed spaces for residents
  - (ii) a minimum of 1.0 **parking space** shall be a tandem space on the **driveway** to the enclosed space
  - (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (E) the maximum **lot coverage** is 40%; and
- (G) swimming pools are permitted in yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres.

(269) Exception RM 269

The lands subject to this exception must comply with all the following:

- (A) the minimum **lot frontage** is:
  - (i) 6.0 metres for a **detached house**;
  - (ii) 10.5 metres for a **semi-detached house**; and
  - (iii) 13.5 metres for a **duplex** or a **triplex**.
- (B) the minimum **lot area** is:
  - (i) 185 square metres for a **detached house**;
  - (ii) 325 square metres for a **semi-detached house**; and
  - (iii) 420 square metres for a **duplex** or a **triplex**.
- (C) the maximum **building** height is:
  - (i) 8.5 metres for a **detached house** or a **semi-detached house**; and
  - (ii) 9.0 metres for a **duplex**; and
  - (iii) 10.7 metres for a **triplex**.
- (D) the maximum **floor space index** for a **lot** containing a **dwelling unit** is:
  - (i) 0.75 for a **detached house** or a **semi-detached house**; and
  - (ii) 1.25 for a **duplex** or a **triplex**.
- (E) the maximum **lot coverage** is:
  - (i) 35% of the **lot** for a **detached house** or a **semi-detached house**; and
  - (ii) 50% of the **lot** for a **duplex** or a **triplex**.
- (F) a **fourplex** or an **apartment building** are not permitted.

(270) Exception RM 270

The lands may be used for institutional uses subject to complying with Regulation 955.10.(35).

(271) Exception RM 271

The lands subject to this exception must comply with Regulation 955.10.(36).

(272) Exception RM 272

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 shall be 6.0 metres;
- (B) the minimum setback from a **lot line** that abuts Kennedy Road and Finch Avenue is 5.0 metres;
- (C) the minimum setback from a **lot line** that does not abut a **street** is 7.5 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit**;
- (E) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 2 storeys;
- (G) the **landscaping** existing along a **lot line** that abuts a **lot** within an RS zone on the date of the enactment of this by-law is the minimum **landscaping** required;
- (H) the maximum **lot coverage** is 33%; and
- (I) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and

- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(273) Exception RM 273

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from a side or **rear lot line** that does not abut a **street** is:
  - (i) 4.5 metres for an end wall
  - (ii) 7.5 metres in all other cases;
- (C) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (D) of the required parking:
  - (i) a minimum of 1.0 **parking space** shall be located below grade or be enclosed within a **building** or principal **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (F) all parts of a **building** located below grade shall be setback 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 shall be:
  - (i) setback a minimum of 1.5 metres from a **lot line** that abuts a **street**
  - (ii) enclosed by four walls and a roof;
- (H) the maximum height of a principal **building** or **structure** is 2 storeys;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that are not adjacent to a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(274) Exception RM 274

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is 7.5 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be located below grade or enclosed within a **building**

- (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (F) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (G) all parts of a **building** located below grade shall be setback 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
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%;
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(275) Exception RM 275

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** that does not abut a **street** is 7.5 metres;
- (E) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (G) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (J) the maximum **lot coverage** is 30%; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(276) Exception RM 276

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from a side or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall
  - (ii) 10.5 metres in all other cases;
- (C) **parking spaces** shall 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 shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (F) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (G) despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse shall be:
  - (i) setback a minimum of 1.5 metres from a **lot line** that abuts a **street**
  - (ii) enclosed by four walls and a roof;
- (H) the maximum **lot coverage** is 30%; and
- (I) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(277) Exception RM 277

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from a side 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 an RS zone on the date of the enactment of this by-law is the minimum **landscaping** required;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (G) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**

- (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(278) Exception RM 278

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (B) the minimum 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (D) the **landscaping** existing along a **lot line** that abuts a **lot** within an RS zone on the date of the enactment of this by-law is the minimum **landscaping** required;
- (E) the maximum **lot coverage** is 30%; and
- (F) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(279) Exception RM 279

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a side 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 an RD zone
  - (iii) 10.5 metres in all other cases;
- (C) the maximum height of the principal **building** or **structure** is 8.0 metres from grade to eaves;
- (D) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (F) the maximum **lot coverage** is 30%; and
- (G) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(280) Exception RM 280

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Huntingdale Boulevard is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall
  - (ii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 60% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(281) Exception RM 281

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (B) the minimum setback from a side or **rear lot line** that does not abut a **street** is 10.5 metres;
- (C) the minimum setback from a side 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 an RS zone;
- (D) the maximum height of the principal **building** or **structure** is 8.0 metres from grade to eaves;
- (E) the maximum **lot coverage** is 30%; and
- (F) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

**detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(282) Exception RM 282

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Chester Le Boulevard is 9.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (D) the minimum setback from a side 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 an RS zone
  - (iii) 10.5 metres in all other cases;
- (E) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (G) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (I) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (J) the maximum **lot coverage** is 30%; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(283) Exception RM 283

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall
  - (ii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:



- (i) a minimum of 0.7 **parking spaces** shall be below grade or within a **building**
- (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) the maximum height of the principal **building** or **structure** is 8.0 metres from grade to eaves;
- (G) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) all parts of a **building** located below grade shall be setback 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%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(284) Exception RM 284

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall
  - (ii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(285) Exception RM 285

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side 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 an RS zone
  - (iii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(286) Exception RM 286

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side 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 an RS zone
  - (iii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or within a **building**
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 33%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(287) Exception RM 287

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 1.0 **parking space** shall be below grade or enclosed within a **building** or principal **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse shall be:
  - (i) setback 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%; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(288) Exception RM 288

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 3.0 metres;
- (B) the minimum setback from a **rear lot line** is 7.5 metres;
- (C) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (D) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (E) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (F) a minimum of 60% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (G) the maximum **lot coverage** is 30%; and
- (H) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(290) Exception RM 290

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from a side 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 a RD zone; and
  - (iii) 10.5 metres in all other cases;
- (C) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (D) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (E) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (F) the maximum **lot coverage** is 30%; and
- (G) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
  - (ii) the minimum setback from a RD zone is 12.0 metres; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(291) Exception RM 291

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sprucewood Court is 7.5 metres;
- (B) the minimum setback from the **rear lot line** that does not abut a **street** is 10.5 metres;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (G) a minimum of 60% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) the maximum **lot coverage** is 30%;
- (I) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (J) the following use is also permitted:
  - (i) service use to only include:
    - (a) **vehicle fuel station, personal service shop, retail store, office, financial institution, and take-out eating establishment**; and
    - (b) the maximum **gross floor area** for a **take-out eating establishment** is 465 square metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(292) Exception RM 292

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from the **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;

- (G) a minimum of 60% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) the maximum **lot coverage** is 30%; and
- (I) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) a minimum setback from a **lot line** is 1.5 metres; and
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(293) Exception RM 293

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 28.0 metres, measured from the centre of the **street**;
- (B) the minimum setback from a **lot line** that abuts Bridletowne Circle is 9.0 metres;
- (C) the minimum setback from the **lot line** that abuts a **street** is 6.0 metres;
- (D) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (G) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (I) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (J) the maximum **lot coverage** is 30%; and
- (K) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) a minimum setback from a **lot line** is 1.5 metres; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(294) Exception RM 294

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Bridletowne Circle is 4.50 metres;

- (B) the minimum setback from a **lot line** that abuts Warden Avenue is 8.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **lot** in a RM zone is 12.0 metres;
- (D) the minimum setback from a **lot line** that abuts an ON zone is 2.5 metres;
- (E) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 0.1 **parking spaces** shall be surface spaces for visitors;
- (G) all parts of a **building** located below grade shall be setback 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%; and
- (I) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) a minimum setback from a **lot line** is 1.5 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(295) Exception RM 295

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a side 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 setback from a **side lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (G) the maximum height of a principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 60% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
  - (ii) the minimum setback from a RD and RS zone is 12.0 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(296) Exception RM 296

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 28.0 metres, measured from the centre of the **street**;
- (B) the minimum setback from a **lot line** that abuts Bridletowne Circle is 9.0 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) a minimum setback from a **lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(297) Exception RM 297

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**;
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;



- (F) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (H) despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse shall be:
  - (i) setback 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%; and
- (J) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(298) Exception RM 289

- A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a Huntingwood Drive is 9.0 metres;
- (C) the minimum setback from a side 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 a RD zone; and
  - (iii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
  - (iii) the minimum setback from a RD zone is 12.0 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(299) Exception RM 299

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 12.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side 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 a RS zone
  - (iii) 10.5 metres in all other cases;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 0.7 **parking spaces** shall be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** shall be spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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 principal **building** or **structure** is 8.0 metres from grade to eaves;
- (H) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
  - (iii) the minimum setback from a RS zone is 12.0 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(300) Exception RM 300

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a **lot line** that a **lot** in a RS zone is 13.5 metres;
- (D) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**:
  - (i) a minimum of 50% of the **parking spaces** shall be within a **building**;
- (G) a minimum **landscaping** strip of 13.5 metres shall be provided for no other purpose than **landscaping** along a **lot line** that abuts a **lot** within a RS zone;

- (H) the maximum **lot coverage** is 33%; and
- (I) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
  - (iii) the minimum setback from a RS zone is 12.0 metres; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(301) Exception RM 301

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a **lot line** that a **lot** in a RD zone is 13.5 metres;
- (D) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**:
  - (i) a minimum of 50% of the **parking spaces** shall be within a **building**;
- (G) a minimum **landscaping** strip of 13.5 metres shall be provided for no other purpose than **landscaping** along a **lot line** that abuts a **lot** within a 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 setback from a **lot line** that abuts Kennedy Road is 78.0 metres; and
  - (iii) the minimum setback from a **lot line** that abuts Huntingwood Drive is 83.0 metres;
- (J) the maximum **lot coverage** is 33%; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
  - (iii) the minimum setback from a RD zone is 12.0 metres; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(302) Exception RM 302

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 33.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (F) of the required **parking spaces**:
  - (i) a minimum of 25% shall be below grade;
- (G) the maximum **lot coverage** is 40%; and
- (H) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(303) Exception RM 303

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from a side 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 a RD zone; and
  - (iii) 10.5 metres in all other cases;
- (C) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (D) of the required parking:
  - (i) a minimum of 75% shall be below grade; and
  - (ii) a minimum of 50% of the total surface **parking spaces** shall be for visitors;
- (E) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (F) the maximum height of a principal **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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(304) Exception RM 304

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is:
  - (i) 15.0 metres for side and rear walls; and

- (ii) 36.0 metres, measured from the original centreline of the **street** in all other cases;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 75% shall be below grade; and
  - (ii) a minimum of 50% of the total surface **parking spaces** shall be for visitors;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (G) the maximum height of a principal **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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(305) Exception RM 305

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a side or **rear lot line** that does not abut a **street** is 7.5 metres;
- (C) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (D) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be enclosed for residents; and
  - (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (E) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (G) the maximum **lot coverage** is 32%; and
- (H) swimming pools are permitted in a yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) the minimum setback from a line is 1.5 metres; and
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres.

(306) Exception RM 306

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Avenue is 12.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.6 spaces per **dwelling unit**;
- (E) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be enclosed or below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
  - (iii) the minimum dimensions for below grade or enclosed **parking spaces** shall be 2.7 metres in width by 5.7 metres in length;
- (F) all parts of a **building** located below grade shall be setback 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 shall be:
  - (i) setback a minimum of 1.5 metres from a **lot line** that abuts a **street**
  - (ii) enclosed by four walls and a roof;
- (H) a minimum 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 30%; and
- (J) swimming pools are permitted in a yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**;
  - (ii) the minimum setback from a line is 1.5 metres; and
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres.

(307) Exception RM 307

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 19.0 metres, measured from the centreline of the **street**;
- (B) the minimum 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** shall be provided at a rate of 1.4 spaces per **dwelling unit**.
- (D) of the required parking:
  - (i) a minimum of 1.0 **parking space** shall be enclosed for residents;
  - (ii) a minimum of 0.3 **parking spaces** shall be surface spaces for visitors; and
  - (iii) a minimum of 0.1 **parking spaces** shall be a tandem space on the **driveway** to the enclosed space;
- (E) the maximum **lot coverage** is 35%;
- (F) the maximum height of a principal **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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (l) the lands subject to this exception must comply with prevailing by-law Section 955.10 (1077)

(308) Exception RM 308

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Morrish Road is 2.0 metres;
- (B) the minimum 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) where a **dwelling unit** abuts Morrish Road:
    - (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** shall be provided at a rate of 2.0 spaces per **dwelling unit**;
- (D) of the required parking:
  - (i) a minimum of 1.0 **parking space** shall be enclosed for residents; and
  - (ii) a minimum of 1.0 **parking space** shall be a tandem space on the **driveway** to the enclosed space;
- (E) a minimum of 3.0 **parking spaces** shall be provided as surface spaces for visitors;
- (F) minimum dimensions for an enclosed **parking space** shall be 3.0 metres in width by 6.0 metres in length;
- (G) where a **dwelling unit** abuts Morrish Road 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 principal **building** or **structure** is 2 storeys and 8.6 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(309) Exception RM 309

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Port Union Road is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side 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** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 88% shall be covered; and
  - (ii) a minimum of 11% shall be surface spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (H) the maximum **lot coverage** is 30%;
- (I) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (J) the following use is also permitted:
  - (i) **ancillary** recreational facilities.

(310) Exception RM 310

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (D) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 15.0 metres;
- (E) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (F) the maximum **lot coverage** is 40%; and
- (G) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(311) Exception RM 311

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Meadowvale Road is 18.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from the northern **lot line** is 7.5 metres;
- (C) the minimum setback from the southern **lot line** is 10.0 metres;
- (D) the minimum setback from the **rear lot line** is 10.0 metres;
- (E) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 1.0 **parking space** shall be enclosed for residents; and
  - (ii) a minimum of 0.2 shall 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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(321) Exception RM 321

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum 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** is to 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**;
- (G) **parking spaces** shall be provided at a 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;
- (I) a resident **parking space** is to be located in a **building** or **structure**.

(322) Exception RM 322

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Neilson Road; and
  - (ii) 2.0 metres in all other cases;
- (B) the minimum setback from a **lot line** that abuts a railway is 30.0 metres;
- (C) the maximum number of **dwelling units** is 208 per block on a registered plan;
- (D) the maximum height of a **building** is the lesser of 16.0 metres and 4 storeys;
- (E) for the below grade portion of a **building** or **structure**, the minimum setback from a **lot line** is 1.5 metres;
- (F) **parking spaces** are to be provided at a minimum rate of 1.4 for each **dwelling unit**.

(323) Exception RM 323

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Tapscott Road; and
  - (ii) 2.0 metres in all other cases;

- (B) the minimum setback from a **lot line** that abuts a railway is 30.0 metres;
- (C) the minimum setback from a **lot line** that abuts an 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**;
- (F) **parking spaces** are to be provided at a minimum rate of 1.4 for each **dwelling unit**.

(324) Exception RM 324

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Tapscott Road; and
  - (ii) 2.0 metres in all other cases;
- (B) the minimum setback from a **lot line** that abuts an Open space zone category is 5.0 metres;
- (C) the maximum height of a **building** is the lesser of 13 metres and 4 storeys;
- (D) **parking spaces** are to be provided at a minimum rate of 1.3 for each **dwelling unit**.

(325) Exception RM 325

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Sheppard Avenue, Neilson Road, Tapscott Road and Washburn Way; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum 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** are to be provided at a 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;
- (G) a minimum of 75% of the required resident **parking spaces** are to be located in a **building** or **structure**;
- (H) a minimum of 50% of the **lot area** is to be used for **soft landscaping**.

(326) Exception RM 326

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Milner Avenue and Burrows Hall Boulevard and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum 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;
- (F) **parking spaces** are to be provided at a rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking;
  - (ii) 0.25 for each **dwelling unit** and used for visitor parking;
- (G) a minimum of 75% of the required resident **parking spaces** are to be located in a **building** or **structure**;
- (H) a minimum of 50% of the **lot area** is to be used for **soft landscaping**.

(327) Exception RM 327

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Milner Avenue and Burrows Hall Boulevard and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum 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;
- (F) **parking spaces** are to be provided at a rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking;
  - (ii) 0.25 for each **dwelling unit** and used for visitor parking;
- (G) a minimum of 75% of the required resident **parking spaces** are to be located in a **building** or **structure**;
- (H) a minimum of 50% of the **lot area** is to be used for **soft landscaping**.

(328) Exception RM 328

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 rate of 0.3 square metres for each **dwelling unit**;
- (C) **parking spaces** are to 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;
- (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.

(329) Exception RM 329

The lands subject to this exception shall comply with all the following:

- (A) the minimum 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 Road; 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 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** are to 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(330) Exception RM 330

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum 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 from all other **lot lines**;
- (D) the maximum **lot coverage** is 30%;
- (E) a minimum of 50% of the area of the **lot** is to 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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (G) **parking space** are to be provided at the following minimum rates:
  - (i) 1.0 for each **dwelling unit** an used for resident parking;
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;
- (H) all required resident **parking spaces** are to be located in the principal **building**.

(331) Exception RM 331

The lands subject to this exception shall comply with all the following:

- (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** is to be used 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**; and
- (F) a below ground parking **structure** is to be a minimum of 0.5 metres from any **lot line**.
- (G) **Parking spaces** shall 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.

(332) Exception RM 332

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 51%,
- (B) a minimum of 49% of the **lot area** shall be used for **landscaping**;
- (C) the maximum **building** height is the lesser of 4 storeys and 13.5; and
- (D) the minimum **building setback** from a **lot line** is:
  - (i) 1.7 metres if the **lot line** abuts Markham Road; and
  - (ii) 1.2 metres from the northerly **lot line**; and
- (E) a below ground parking **structure** is to be a minimum of 0.5 metres from any **lot line**; and
- (F) **Parking spaces** shall 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.

(333) Exception RM 333

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 51%,
- (B) a minimum of 49% of the **lot area** shall 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 Road;
  - (ii) 3.2 metres if the **lot line** abuts Omerod Street; and
  - (iii) 4.0 metres from the easterly **lot line**; and
- (E) a below ground parking **structure** is to be a minimum of 0.5 metres from any **lot line**; and
- (F) **Parking spaces** shall 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.

(334) Exception RM 334

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-18.

(335) Exception RM 335

The lands subject to this exception shall comply with all the following:

- (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; and

- (B) the maximum **lot coverage** is 30%;
- (C) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (D) **parking spaces** shall be provided at a 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; and
- (E) a resident **parking space** is to 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**; 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) at least 1.5 metres from any **lot line**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(336) Exception RM 336

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from **lot line** abutting a **street** is 3.0 metres;
- (B) the maximum **Building** height is 11.0 metres;
- (C) a **main wall** containing a vehicular entrance to a **parking space** must be setback a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) **parking spaces** shall be provided at a 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; and
- (E) a minimum of 1 **parking space** for each **dwelling unit** is to 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 is to be **soft landscaped**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(337) Exception RM 337

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 7.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the maximum **lot coverage** is 30%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(338) Exception RM 338

The lands subject to this exception shall comply with all the following:

- (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 setback from a **front lot line** is 7.5 metres;
- (E) the minimum setback from a **side lot line** is 1.2 metres;
- (F) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) an attached or detach garage shall be setback a minimum of 0.3 from a **side lot line** that does not abut a **street**; and
- (H) the maximum **lot coverage** is 30%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(339) Exception RM 339

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Kingston Road is 36.0 metres, measured from the original centreline of the **street**;
- (B) the maximum **lot coverage** is 30%;
- (C) the minimum setback from a **lot line** for a below ground parking **structure** is 3.0metres;
- (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 space** shall be provided:
  - (i) for tenant parking at a rate of 1.25 for each **dwelling unit** and a minimum of 80% are to be located in a **building**;
  - (ii) for visitor parking at a rate of 0.25 for each **dwelling unit** and 100% are to be surface **parking spaces**; and
- (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**; and

- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(340) Exception RM 340

The lands subject to this exception shall comply with all the following:

- (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 Road; and
- (B) 7.0 metres in all other cases;
- (C) 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**.
- (D) the maximum height of a **building** is 8.0 metres;
- (E) a minimum of 50% of the **lot area** is to be **landscaped**;
- (F) **parking spaces** are to be located in the principal **building**; and
- (G) **parking space** are to be provided at a rate of 1.0 for each **dwelling unit**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(341) Exception RM 341

The lands subject to this exception shall comply with all the following:

- (A) a **fourplex** is permitted on each **lot** on the registered plan;
- (B) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum 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 principal **building** on the date of the enactment of this by-law; and
- (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(342) Exception RM 342

The lands subject to this exception shall comply with all the following:

- (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 principal **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; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(343) Exception RA 343

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Bellamy Road North is 9.0 metres; and
  - (ii) Grace Street is 6.0 metres
- (B) The minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**, except that the minimum setback from a **side lot line** parallel to Grace Street is 3.0 metres.
- (C) For **buildings** exceeding 3 storeys or 11.0 metres, **amenity space** shall be provided at a rate of 0.9 square metres per **dwelling unit**.
- (D) **Parking spaces** shall be provided at a minimum rate of 1.025 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 0.88 spaces per **dwelling unit** shall be used for residents parking; and
  - (ii) a minimum of 0.145 spaces per **dwelling unit** shall be used for visitor parking;
- (E) The maximum height of a **building** located within 34 metres of a **lot line** abutting Grace Street is the lesser of 3 storeys and 11.0 metres.
- (F) The maximum **lot coverage** is 33%.
- (G) a **retail store** is permitted in the **first floor** of the principal **building** provided total combined **interior floor area** does not exceed 42 square metres; and
- (H) these lands must comply with Prevailing By-law Section 955.10 (568).

(344) Exception RM 344

The lands subject to this exception shall comply with all the following:

- (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 Road; and
  - (ii) 7.5 metres from a **lot line** abutting any other **street**;
- (B) The minimum 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 1/2 the height of the **building**; and
- (C) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(345) Exception RM 345

The lands subject to this exception shall comply with all the following:

- (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; and
- (C) the minimum **building setback** for the portion of **main wall** containing an entrance to a **parking space**, shall be setback 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%; and
- (G) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(346) Exception RM 346

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road;
- (C) the maximum **lot coverage** is 33 %;
- (D) the minimum **building setback** for a below grade parking **structures** is a distance equal to 1/2 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** are to be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(347) Exception RM 347

The lands subject to this exception shall comply with all the following:

- (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 Road South;
  - (ii) 2.0 metres if the **lot line** abuts Kingston Road;
- (C) the minimum **building setback** from a **lot line** that abuts a **lot** in an RD Zone is 0.6 metres; and
- (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%; and
- (G) the required **parking space** is to be located in the principal **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(348) Exception RM 348

The lands subject to this exception shall comply with all the following:

- (A)
- (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** that does not abut a **street** is 1.3 metres;
- (D) the maximum **building** height is 11.0 metres;
- (E) the maximum **lot coverage** is 33%;
- (F) **parking space** are to 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
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(349) Exception RM 349

The lands subject to this exception shall comply with all the following:

- (A) despite permission to the contrary, a **day nursery** and a **nursing home** is not permitted;
- (A) the maximum number of **dwelling units** on all lands is 19;
- (B) the minimum **building setback** from a **lot line** that abuts Kingston Road is 0.5 metres;
- (C) the minimum **building setback** from a **lot line** that does not abut a **street** is:
  - (i) 0.9 metres for a **Townhouse building**;
  - (ii) for all other **buildings**:
    - (a) 7.5 metres from the west **lot line**; and
    - (b) 5.0 metres from the east **lot line**; and
- (D) the minimum **building setback** from the **rear lot line** is 6.5 metres;
- (E) the minimum **building setback** from a private **street** or **lane** is 2.0 metres;
- (F) the **main wall** of the **building** containing an entrance to a **parking space** is to be set back a minimum of 6.0 metres from:
  - (i) a **lot line** that abuts a **street**; and
  - (ii) the edge of a private **lane** or **street**;
- (E) the maximum **lot coverage** is 33%;
- (X) the maximum height of a **building** is the lesser of 3 storeys and 10.5 metres.

- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit** for resident parking; and
- (G) required resident **parking space** are to be located in an enclosed **building**;
- (H) a minimum of 2 additional **parking spaces** are to be provided for visitor parking only; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(350) Exception RM 350

The lands subject to this exception shall comply with all the following:

- (A) the only use permitted are:
  - (i) **Dwelling Unit** if located in other than a detached home;
  - (ii) **Group Home**;
  - (iii) **Day Nursery**;
  - (iv) **Nursing Home**; and
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback from a **side lot line** is 0.6 metres;
- (D) the minimum 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 space** are to be provided at a 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(351) Exception RM 351

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **rear lot line** is 7.5 metres;
- (C) 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**;
- (D) the maximum number of storeys is 3;
- (E) the maximum **lot coverage** is 33%;

- (F) **parking spaces** are to be provided at a 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;
- (G) a minimum of 1 **parking space** for each **dwelling unit** is to be located in the principal **building** containing the **dwelling unit** for which it is required; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(352) Exception RM 352

The lands subject to this exception shall comply with all the following:

- (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 Road; and
  - (ii) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Road;
- (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; and
- (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 1/2 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) the maximum **lot coverage** is 33%; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(353) Exception RM 353

The lands subject to this exception shall comply with all the following:

- (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 Road Eglinton Avenue or Markham Road; 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; and
- (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 1/2 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
- (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; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.6 for each **dwelling unit**;
- (G) a minimum of 1 **parking space** for each **dwelling unit** is to be located in the principal **building** containing the **dwelling unit** for which it is required.
- (H) a minimum of 0.2 **parking spaces** for each **dwelling unit** are to be used for surface parking; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(354) Exception RM 354

The lands subject to this exception shall comply with all the following:

- (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;
  - (ii) 3.0 metres in all other cases; and
- (C) the maximum **lot coverage** is 50%;
- (D) **parking spaces** for resident use are to be provided at a rate of 1.0 spaces for each **dwelling unit**;
- (E) in the principal **building** there is to be one **parking space** for each **dwelling unit**;
- (F) **parking spaces** for visitor use only are to be provided at a 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(355) Exception RM 355

The lands subject to this exception shall comply with all the following:

- (A) only those **buildings, structures** and parking existing on the day of the passing of this by-law are permitted
- (B) the maximum **lot coverage** is 30%;
- (C) the part of a **building** used for below grade parking is to be setback 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 1/2 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;
- (E) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(356) Exception RM 356

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Manse Road or Coronation Drive; and
  - (ii) 10.5 metres from the easterly **lot line**; and
  - (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; and
- (B) the portion of a below grade **structure** used for **parking spaces** is to be setback 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 10.5metres;
- (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**; and
- (F) **parking spaces** are to be provided at a minimum rate of :
  - (i) 1 for each **dwelling unit** for resident use and located in the principal **building**; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking at located at grade; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(357) Exception RM 357

The lands subject to this exception are to comply with all the following:

- (A) 25.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** if a **lot line** abuts Galloway Road, Morningside Avenue, Manse Road or Beechgrove Drive; and
- (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;
  - (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**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) a minimum of 75% of all **parking spaces** are to be located under ground;
- (H) 20% of all **parking spaces** are to be located at grade for visitor parking only; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(358) Exception RM 358

The lands subject to this exception are to comply with all the following:

- (A) The minimum setback from a **lot line** is:
  - (i) 31.0 metres, measured from the original centreline of the **street**, if a **lot line** abuts Lawrence Avenue; 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 only.
- (E) **parking spaces** are to 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** are to 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 Road; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(359) Exception RM 359

The lands subject to this exception are to collectively comply with all the following:

- (A) the maximum number of **dwelling units** is 9;
- (B) the maximum height of a **building** is the lesser of 3 storeys and 10.5 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 **side lot line** that does not abuts a **street** is 1.2 metres;
- (E) the minimum **building setback** from a **rear lot line** that does not abuts a **street** is 4.8 metres;
- (F) the maximum **lot coverage** is 30%;
- (G) **parking spaces** are to be provided at a minimum rate of 2.0 for each **dwelling unit**; and
- (H) one required **parking space** for each **dwelling unit** is to be located in the principal **building**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(360) Exception RM 360

The lands subject to this exception are to collectively comply with all the following:

- (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 m<sup>2</sup> in the **front yard** shall be used for no other purpose than **landscaping** and a minimum area of 60 m<sup>2</sup> in the **side yard** shall be used for no other purpose than a recreational and amenity/playground area;
- (E) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (F) the required **parking space** for each **dwelling unit** is to be located in the principal **building**; and
- (G) despite regulations to the contrary, an **apartment building** is not a permitted **building**; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(361) Exception RM 361

The lands subject to this exception are to collectively comply with all the following:

- (A) the maximum number of **dwelling units** is 16;
- (B) The minimum 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 principal **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 principal **building** is more than 58.0 metres from the **front lot line**;
  - (iii) 3.0 metres from a **lot line** that abuts a **street**;

- (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 in a **building** is 3;
- (E) the maximum **lot coverage** is 40%;
- (F) **parking spaces** for resident use are to be provided at a minimum rate of 2.0 for each **dwelling unit**;
- (G) a minimum of one **parking space**, for each **dwelling unit**, is to be located in the principal **building**; and
- (H) a minimum of 5 **parking spaces** are to be provided for visitor parking only; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(362) Exception RM 362

The lands subject to this exception are to collectively comply with all the following:

- (A) the maximum number of **dwelling units** is 15;
- (B) The minimum setback from a **lot line** is the greater of:
  - (i) 4.5 metres from the south property line;
  - (ii) 1.5 metres from a **lot line** that abuts Lawrence Avenue; and
  - (iii) 4.3 metres from a **side lot line**; and
- (C) the maximum height of a **building** is the lesser of 2 storeys and 8.5 metres;
- (D) the maximum **lot coverage** is 40%; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.2 for each **dwelling unit**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(363) Exception RM 363

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive 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; and
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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**; and
- (C) a minimum of 50% of the **lot area** is to 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) **parking spaces** for resident use are to be provided at a rate of 1.0 for each **dwelling unit** and are to be located underground or in the principal **building**; and
- (G) **parking spaces** for visitor use only are to be provided at a rate of 0.3 for each **dwelling unit** and are to be located at grade; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(364) Exception RM 364

The lands subject to this exception are to collectively comply with all the following:

- (A) the maximum number of **dwelling units** is 71;
- (B) minimum **building setbacks** are to be provided in accordance with Diagram (RMx364)
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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**; and
- (D) a minimum of 50% of the **lot area** is to 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) a minimum of 114 **parking space** are to be provided; and
- (H) 25% of all **parking spaces** are to be for visitor parking only; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(365) Exception RM 365

The lands subject to this exception are to collectively comply with all the following:

- (A) despite regulations to the contrary, the 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** are to be provided at a rate of 2.0 for each **dwelling unit**;
- (D) for each **dwelling unit** one required **parking space** is to be located in the principal **building** and the second **parking space** is to be located on the **driveway** in tandem with the **parking space** in the principal **building**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(366) Exception RM 366

The lands subject to this exception are to collectively comply with all the following:

- (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 principal **building** that contains a **vehicle** entrance to a **parking space** is to 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** are to be provided at a rate of 1.8 for each **dwelling unit**;
- (H) one **parking space** for each **dwelling unit** is to be located in the principal **building**; and
- (I) a minimum of 11% of all **parking spaces** are to be for visitor parking only; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(367) Exception RM 367

The lands subject to this exception are to collectively comply with all the following:

- (A) the lands are to be developed in accordance with Diagram (RMx367)
- (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** is to be setback 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**; and
- (D) a minimum of 50% of the **lot area** is to 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** for resident use are to be provided at a rate of 1.0 for each **dwelling unit** and are to be located underground or in the principal **building**; and
- (H) **parking spaces** for visitor use only are to be provided at a rate of 0.2 for each **dwelling unit** and are to be located at grade.
- (I) a minimum 6.0 metres long **driveway** is to be located in front of the vehicular entrance in the **main wall** of the principal **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(368) Exception RM 368

The lands subject to this exception are to collectively comply with all the following:

- (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 Avenue; 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; and
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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**; and
- (D) the maximum **building** height is the height of the **building** as it existed of the date of the enactment of this by-law;
- (E) a minimum of 50% of the **lot area** is to 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 space** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (I) a minimum of 80 of all **parking space** are to be located below ground or in a **building**; and
- (J) a minimum of 20% of all **parking spaces** are to be located at grade and used for visitor parking only; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(369) Exception RM 369

The lands subject to this exception are to collectively comply with all the following:

- (A) the maximum **building** height is the height of the **building** as it existed of 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; and
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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**; and
- (D) a minimum of 50% of the **lot area** is to 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 space** are to be provided at a minimum rate of 1.8 for each **dwelling unit**;
- (H) one **parking space** for each **dwelling unit** is to be located in the principal **building**; and
- (I) a **parking space** for visitors if located on the **driveway** is to be in tandem with the **parking space** in the **building**; and
- (J) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(370) Exception RM 370

The lands subject to this exception are to collectively comply with all the following:

- (A) the maximum **building** height is the height of the **building** as it existed of 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; and
- (C) the maximum **lot coverage** is 30%;
- (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) **parking spaces** are to be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident use and located in the principal **building**;
  - (ii) 0.25 for each **dwelling unit** are to be located on grade and used for visitor parking only; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(371) Exception RM 371

The lands subject to this exception are to collectively comply with all the following:

- (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 Avenue; and
- (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**; and
- (C) the maximum **building** height is the height of the **building** as it existed of 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** is to be setback 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**; and

- (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; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(372) Exception RM 372

The lands subject to this exception are to collectively comply with all the following:

- (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** are to be provided a minimum rate of 1.8 for each **dwelling unit**;
- (E) a minimum of 1.0 **parking space** for each **dwelling unit** is to be located in the principal **building**; and
- (F) a minimum of 11% of the required **parking spaces** are to be used for visitor parking; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(373) Exception RM 373

The lands subject to this exception are to collectively comply with all the following:

- (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 Road, Morningside Avenue, Manse Road and Beechgrove Drive;
  - (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 1/2 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; and
- (D) **parking spaces** are to be provided a minimum rate of 1.25 for each **dwelling unit**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(374) Exception RM 374

In addition to the regulations in RM(x23), a photography studio is permitted.

(375) Exception RM 375

In addition to the uses permitted in the RM(u4) (x2) zone, a seniors retirement house is permitted subject to the following provisions.

- (A) the minimum east **side yard setback** of 1.7 metres;
- (B) the minimum west **side yard setback** of the detached garage of 0.25 metres;
- (C) the minimum north and west yard setback for projecting eaves of 0.0 metres;
- (D) a maximum of 14 residents plus one staff person shall be permitted to reside in the house.

(376) Exception RM 376

In addition to the uses permitted in the RM(u4)(x2) zone, a **funeral home** use is permitted on the lands.

(377) Exception RM 377

In addition to the uses permitted in the RM(u4)(x2) zone, a **group home** is a permitted use on the lands subject to the requirements of section 150.15.

(378) Exception RM 378

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Guildwood Parkway is 6.0 metres;
- (B) the minimum setback from a **lot line** that abuts Rowatson Road is 4.0 metres:
  - (i) where the **vehicle** entrance to a garage also faces the **street**, the entrance shall be setback a minimum of 5.7 metres from a **lot line** that abuts Rowatson Road;
- (C) the minimum 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** shall be located in the principal **building**;
- (I) despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse shall be:
  - (i) setback a minimum of 0.3 metres from a **lot line**; and
  - (ii) enclosed by four walls and a roof;
- (E) the maximum **lot coverage** is 33%;
- (F) the maximum height of a principal **building** or **structure** is 3 storeys; and
- (I) the following uses are not permitted:
  - (i) **nursing home**; and
  - (ii) senior citizen homes; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(379) Exception RM 379

The lands subject to this exception shall comply with all the following:

- (A) only the following uses are permitted:
  - (i) **detached houses**; and
  - (ii) **townhouses**;
    - (a) **townhouses** shall mean: a row of three or more attached **dwelling units** divided vertically above ground by party walls;
- (B) of the maximum number of permitted **dwelling units**:



- (i) a maximum of five **townhouses** shall abut the **lot line** of Kingston Road; and
- (ii) a maximum of three **detached houses** shall abut the **lot line** Crestwood Drive;
- (C) the minimum setback from a **lot line** that abuts Kingston Road is 3.0 metres;
- (D) the minimum setback from a **lot line** that abuts Crestwood Drive is 4.7 metres;
- (E) the minimum setback from the north **lot line** for the **townhouses** that abut Kingston Road is 0.6 metres;
- (F) the minimum setback from the north **lot line** for **detached houses** that abut Crestwood Drive is 1.2 metres;
- (G) an unenclosed porch may encroach into the easterly yard of the **detached house** that abuts Crestwood Drive a maximum of 1.8 metres;
- (H) **parking spaces** shall be provided at a rate of 2.0 spaces per **dwelling unit**;
  - (i) the required **parking spaces** shall be located within in the principal **building**;
- (I) a minimum **landscaping** strip of 1.5 metres shall be provided along the **lot line** that abuts Crestwood Drive;
- (J) the maximum **lot coverage** is 44%; and
- (K) the maximum height of the principal **building** or **structure** shall be:
  - (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(380) Exception RM 380

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kingston Road is 3.0 metres;
- (B) the **vehicle** entrance to a garage shall be setback a minimum of 6.0 metres from a minimum 6.0 metre wide access **lane**;
- (C) **parking spaces** shall be provided at a rate of 1.25 spaces per **dwelling unit**;
- (D) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** shall be located in the principal **building** for residents;
  - (ii) a minimum of 0.25 **parking spaces** shall be surface spaces for visitors and shall not include the area in front of the entrance to a garage; and
  - (iii) the minimum dimension for enclosed **parking space** shall be 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 shall be:
  - (i) setback 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** shall be used for no other purpose than **landscaping**; and
- (H) the maximum **lot coverage** is 20%; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) 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.

(381) Exception RM 381

The lands subject to this exception shall comply with all the following:

- (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 929m<sup>2</sup>; (B) the minimum setback from a **lot line** that abuts Guildwood Parkway is 12.0 metres;
- (C) the minimum setback from a **lot line** that abuts Livingston Road is 20.5 metres, measured from the original centreline of the **street**;
- (D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (E) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (F) the minimum setback from a **rear lot line** is 9.0 metres; and
- (G) the maximum **lot coverage** is 33%; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(382) Exception RM 382

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the maximum height of a principal **building** or **structure** is 3 storeys;
- (D) the maximum **lot coverage** is 33%; and
- (E) the minimum setback for a **building** or **structure** shall be the lesser of:
  - (i) 76.0 metres of 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(383) Exception RM 383

The lands subject to this exception must comply with the following:

- (A) the maximum permitted **lot coverage** is 40%.

(384) Exception RM 384

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts:
  - (i) Midland Avenue is 12.0 metres and
  - (ii) Finch Avenue is 18.0 metres; and

- (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**; and
- (C) the maximum **lot coverage** is 30%;
- (D) a minimum of 50% of the **lot** is to 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 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(385) Exception RM 385

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Midland Avenue 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;
  - (ii) 7.5 metres in other cases; and
- (C) the maximum **lot coverage** is 30%;
- (D) a minimum of 60% of the **lot** is to be used for **soft landscaping**; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**, and a minimum of 50% are to be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(386) Exception RM 386

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Midland Avenue 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;
  - (ii) 7.5 metres in other cases; and
- (C) the maximum **lot coverage** is 30%;

- (D) a minimum of 50% of the **lot** is to be used for **soft landscaping**; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(387) Exception RM 387

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Midland Avenue 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;
  - (ii) 7.5 metres in other cases; and
- (C) the maximum **lot coverage** is 30%;
- (D) a minimum of 60% of the **lot** is to be used for **soft landscaping**; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(388) Exception RM 388

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Huntingwood Drive; and
  - (ii) 7.5 metres in all other cases; and
- (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 is to be used for no other purpose than **soft landscaping**; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**, and a minimum of 50% are to be located in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:

- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) 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.

(389) Exception RM 389

The lands subject to this exception are to comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Huntingwood Drive; and
  - (ii) 6.0 metres from any other **street**; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**.
- (D) the maximum **lot coverage** is 30%;
- (E) a minimum of 50% of the **lot** is to be used for **soft landscaping**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**, and a minimum of 50% are to be located in a **building**; and
  - (g) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
    - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
    - (ii) 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.

(390) Exception RM 390

The lands subject to this exception are to comply with all the following:

- (A) The minimum **building setback** from a **lot line** that abuts Alexmuir Boulevard 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;
  - (ii) 7.5 metres in other cases; and
- (C) the maximum **lot coverage** is 30%;
- (D) a minimum of 50% of the **lot** is to 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 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) 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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(391) Exception RM 391

The lands subject to this exception are to comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Brimley Road 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** is to 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 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(392) Exception RM 392

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres; and
- (B) a minimum of 50% of the **lot** is to be used for **soft landscaping**;
- (C) in addition to regulations (A) and (B) above, the lands are to be developed according to the regulations of (D) or (E) but not both;
- (D) if the lands are developed for Detached Homes, Semi Detached Homes, **Duplex building, Townhouse building, Apartment building** or a **building** other than those listed than has a maximum of four **dwelling units** sharing one common entrance to the **building**, than the following regulations apply:
  - (i) the maximum number of **dwelling units** is not to 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 1/2 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** is to 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** is to 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** are to be provided at a minimum rate of 1.125 for each **dwelling unit**; and
  - (vi) of the **parking spaces** required a minimum of:
    - (a) 65% are to be located in a **building**; and
    - (b) 11 % of all **parking spaces** are to be for visitor use only; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) if the lands are developed for Detached Homes, Semi Detached Homes, **Duplex building** or a **building** other than those listed than has a maximum of four **dwelling units** sharing one common entrance to the **building**, than the following regulations apply:

- (i) the maximum number of **dwelling unit** is not to 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%; and
- (iv) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (v) of the **parking spaces** required a minimum of:
  - (a) 75% are to be located in a **building**; and
  - (b) 20 % of all **parking spaces** are to be for visitor use only; and
- (vi) 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**.

(394) Exception RM 394

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Finch Avenue 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**; and
- (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** is to be used for **soft landscaping**;
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only.
- (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**; and
- (I) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; 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 Avenue is 18.0 metres;
  - (ii) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
  - (iii) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**.
  - (iv) the maximum **lot coverage** is 40%;

(395) Exception RM 395

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Finch Avenue 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**; and
- (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** is to be used for **soft landscaping**;
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (G) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(396) Exception RM 396

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts McCowan Road 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**; and
- (C) the maximum **lot coverage** is 30%;
- (D) 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**;
- (E) a minimum of 50% of the **lot** is to be used for **soft landscaping**;
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (G) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only; and
- (H) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(397) Exception RM 397

The lands subject to this exception are to comply with all the following:



- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts McCowan Road; and
  - (ii) 9.0 metres if the **lot line** abuts Sandhurst Circle; and
- (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**; and
- (C) the maximum **lot coverage** is 30%;
- (D) a minimum of 50% of the **lot** is to 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**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (G) of the **parking spaces** required a minimum of:
  - (i) 75% are to be located in a **building**; and
  - (ii) 20 % of all **parking spaces** are to be for visitor use only.
- (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(398) Exception RM 398

The lands subject to this exception are to collectively comply with all the following:

- (A) if land is located within 90 metres of **lot line** abutting Sandhurst Circle then the maximum **building** height is 10.5 metres and 3 storeys;
- (B) 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 Avenue or McCowan Road 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 Avenue or McCowan Road and the **building** has a height of more than 10.5 metres and three storeys
- (C) 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**.
- (D) a below grade **structure** is to be setback 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.
- (E) **amenity space** is to be provided at a rate of 1.5 square metres for each **dwelling unit**.
- (F) **parking spaces** are to be provided at a rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** is to be for resident use and 0.2 for each **dwelling unit** is to be for at grade visitor parking only; and

- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(399) Exception RM 399

The lands subject to this exception are to comply with all the following:

- (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 1/2 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 Road,
  - (ii) 9.0 metres from Richmond Park Blvd.
- (D) a minimum of 50% of the **lot** is to 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**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) of the **parking spaces** required a minimum of:
  - (i) 65% are to be located in a **building**; and
  - (ii) 11 % of all **parking spaces** are to be for visitor use only; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(400) Exception RM 400

The lands subject to this exception are to comply with all the following:

- (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; and
- (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**; and
- (C) the maximum **lot coverage** is 30%;
- (D) a minimum of 50% of the **lot** is to be used for **soft landscaping**;
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (F) of the **parking spaces** required a minimum of:

- (i) 75% are to be located in a **building** and directly accessible from a **dwelling unit**; and
  - (ii) 20 % of all **parking spaces** are to be on grade and for visitor use only.
- (G) 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**; and
- (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) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(401) Exception RM 401

The lands subject to this exception are to comply with all the following:

- (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 Road; and
  - (ii) 9.0 metres if the **lot line** abuts Huntingwood Drive; and
- (B) the minimum setback from a **lot line** that abuts a **lot** in a RD, RS or RT zone is 7.5 metres and that setback is to be used only for **soft landscaping**;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**.
- (D) **parking space** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.
- (E) a minimum of 50% of the **parking spaces** are to be in a **building**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(402) Exception RM 402

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for the part of **main wall** containing a vehicular entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases;
- (B) **parking spaces** shall be provided at a minimum rate of 1.6 for each **dwelling unit**;
- (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.

(403) Exception RM 403

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for the part of **main wall** containing a vehicular entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases;
- (B) **parking spaces** shall 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.
- (C) a minimum of 70% of the required resident **parking spaces** must be in a **building** or below grade parking **structure**.

(404) Exception RM 404

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a road is:
  - (i) 12.0 metres if the **lot line** abuts Sewells Road or McLevin Avenue;
  - (ii) 9.0 metres in all other cases;
- (B) the minimum 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;
  - (ii) in all other cases:
    - (a) 7,5 metres from a side **main wall** to a **lot line**;
    - (b) 10.5 metres from a rear **main wall** to a **lot line**;
- (C) a minimum of 50% of the **lot area** shall be **soft landscaped**;
- (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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
- (F) **parking spaces** shall be provided at a rate of :
  - (i) 1.3 **parking spaces** per **dwelling unit** for residents;
  - (ii) 0.2 **parking spaces** per **dwelling unit** shall be provided for visitors; and
- (G) of the required Resident **parking spaces**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall 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.

(405) Exception RM 405

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for the part of **main wall** containing a vehicular entrance to a **parking space**; and
  - (ii) 6.0 metres if the **lot line** abuts Sewells Road or McLevin Avenue;

- (iii) 3.0 metres in all other cases;
- (B) the minimum 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** shall be used for **soft landscaping**;
- (E) **parking spaces** shall be provided at a rate of :
  - (i) 1.4 **parking spaces** per **dwelling unit** for residents;
  - (ii) 0.2 **parking spaces** per **dwelling unit** shall be provided for visitors; and
- (F) of the required resident **parking spaces** a minimum of 1.0 **parking space** per **dwelling unit** shall be either in an attached garage or below grade;

(406) Exception RM 406

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the minimum 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** shall 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** shall be provided at a 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
- (G) a resident **parking space** is to be located in a **building** or **structure**.
- (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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

(407) Exception RM 407

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback is 9.0 metres from a **front lot line** that abuts Sheppard Avenue, Neilson Road, Sewells Road, Brenyon Way or Wickson Trail;
- (B) the minimum 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** shall 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** shall be provided at a 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
- (H) a resident **parking space** is to be located in a **building** or **structure**.
- (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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

(408) Exception RM 408

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback is 9.0 metres from a **front lot line** that abuts Sheppard Avenue, Neilson Road, Sewells Road, Brenyon Way or Wickson Trail;
- (B) the minimum 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** shall 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** shall be provided at a 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
- (H) the required resident **parking space** is to be located in the principal **building**;
- (I) the vehicular entrance in the main **building** shall 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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

(409) Exception RM 409

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 36.0 metres, if the **lot line** abuts Sheppard Avenue, and measured from the original centreline of the **street**; and
  - (ii) 7.5 metres in all other cases;
- (B) the minimum 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** shall 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** shall be provided at a rate of:
  - (i) 1.6 for each **dwelling unit** and used for resident parking;
  - (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** is to be located in the principal **building**;
- (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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

(410) Exception RM 410

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is:
  - (i) 14.0 metres, if the **lot line** abuts Sheppard Avenue; and
  - (ii) 7.5 metres in all other cases;
- (B) the minimum 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** shall 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** shall be provided at a rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking;
  - (ii) 0.3 for each **dwelling unit** and used for surface visitor parking;
- (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;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

(411) Exception RM 411

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres if the **lot line** abut warden Avenue; and

- (ii) 5.7 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **building** height is the height of the **building** as it existed on the date of the enactment of this by-law.

(412) Exception RM 412

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres; and
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **building** height is the height of the **building** as it existed on the date of the enactment of this by-law.

(413) Exception RM 413

The lands subject to this exception shall comply with all the following:

- (A) the minimum **lot frontage** is 7.5 metres for each **dwelling unit** on the **lot**;
- (B) the minimum **lot area** is 255 square metres for each **dwelling unit** on the **lot**;
- (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** is 2.4 metres;

(414) Exception RM 414

The lands subject to this exception shall comply with all the following:

- (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 Road; and
  - (ii) 2.7 metres if the **lot line** abuts Birchmount Road; and
- (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** containing a **dwelling unit** is the lesser of 4 storeys and 14.0 metres
- (E) the minimum **lot coverage** is 30%
- (F) a minimum of 50% of the **lot area** is to 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**; and
- (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 are to be provided on the following basis:
  - (i) a minimum of one **parking space** per **dwelling unit** shall be located in the principal **building**; and
  - (ii) a minimum of one **parking space** per **dwelling unit** is to be provided for visitors and located in tandem with the **parking space** in (i) above; and
- (J) the following lands are to be used only for **landscaping**:
  - (i) a minimum of 5.7 metre wide strip of land along the Kingston Road 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 Road frontage excluding from that area a 6.0 metre wide combined egress and ingress; and
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (L) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(415) Exception RM 415

The lands subject to this exception shall collectively comply with all the following:

- (A) the minimum **building** set back from a **front lot line** is 4.0 metres;
- (B) the minimum **building** set back from a **rear lot line** is 7.5 metres;
- (C) The maximum **lot coverage** is 20%;
- (D) 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**; and
- (E) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(416) Exception RM 416

The lands subject to this exception shall comply with all the following:

- (A) a maximum number of **dwelling units** is:
  - (i) 3 **detached houses**; and
  - (ii) 23 **dwelling units** in a multiple-family **building**
- (B) The maximum **lot coverage** is 30%;
- (C) a minimum of 50% of the **lot area** is to be used for no other purpose than **landscaping**;
- (D) 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**;

- (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**; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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; and
- (G) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(417) Exception RM 417

The lands subject to this exception shall comply with all the following:

- (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** is to 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**; and
- (F) the minimum 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 space** are to be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit**, to be located in the principal **building** and attached to the **dwelling unit** for which it is required and used for resident parking only; and
  - (ii) 0.25 for each **dwelling unit**, to be used as visitor parking only and located at grade; and
- (H) the maximum number of storeys is 2.

(418) Exception RM 418

The lands subject to this exception shall comply with all the following:

- (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** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and use for resident parking; and
  - (ii) 0.6 for each **dwelling unit** and use only for visitor parking; and
- (F) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(419) Exception RM 419

The lands subject to this exception shall comply with all the following:

- (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 Avenue;
  - (ii) and in all other cases, 3.0 metres except that the **main wall** containing the vehicular entrance to a **parking space** must be set back a minimum of 6.0 metres; and
- (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.

(420) Exception RM 420

The lands subject to this exception shall comply with all the following:

- (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 Avenue and Warden Avenue; and
  - (ii) 12.0 metres, if the **lot line** abuts of Bridletowne Circle and Birchmount Road; and
  - (iii) 9.0 metres in all other cases; and
- (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** only;
- (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;
- (G) a minimum of 50% of the **lot area** must be used for **landscaping**;
- (H) **parking spaces** are to 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;
  - (ii) a minimum of 20% of all required **parking spaces** are to be for visitor parking only;
- (J) a below grade parking **structures** is permitted in a **front yard**, if it is setback 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
- (K) the maximum **floor space index** for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
- (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(421) Exception RM 421

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **front lot line** is 3.0 metres, except that the portion of the **main wall** containing a vehicular entrance to a **parking space** must be setback 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;
- (C) **parking spaces** are to 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** is to be located in a **building** or in a below grade **structure**; and
  - (ii) a minimum of 0.25 **parking spaces** for each **dwelling unit** are to be used for visitor parking only.

(422) Exception RM 422

The lands subject to this exception shall comply with all the following:

- (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 1/2 the height of the **building** in all other cases; and
- (C) the maximum height of the **building** wall between **established grade** and the underside of the eaves is 7.5 metres;
- (D) a minimum 1.5 metre wide strip of land use only for **soft landscaping** must be provided along the portion of a **lot line** that abuts a **lot** in a RD zone;
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) of the required **parking spaces**:
  - (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** are to be for visitor parking only; and
- (G) a minimum of 60% of the **lot area** is to be used for no other purpose than **landscaping**;
- (H) the maximum **lot coverage** is 30%;
- (I) **amenity space** is to be provided inside a **building** at a rate of 2.4 square metres for each **dwelling unit**
- (J) in addition to the uses permitted in the zone, one **place of worship** is permitted if it complies with the follows:
  - (i) it is located on Part **Lot 26**, Concession "D": Being lands bounded on the West by Midland Avenue, 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; and
  - (ii) the **building** is to be set back from a **lot line** that abuts Midland Avenue, Danforth Road, Brimley Road, McCowan Road and Bellamy Road a minimum of 25.0 metres, measured from the original centreline of the **street**;
  - (iii) the maximum **lot coverage** is 40%;
  - (iv) the minimum **building setback** from a side and **rear lot line** is a distance equal to 1/2 the height of

the **building**.

(423) Exception RM 423

The lands subject to this exception shall comply with all the following:

- (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 and **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum height of the **building** wall between **established grade** and the underside of the eaves is 7.5 metres;
- (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 m frontage on a public **street** and a minimum area of 780 m<sup>2</sup>; or
- (F) a maximum one **dwelling unit** per parcel of land with a minimum of 5.25 m frontage on a public **street** and a minimum area of 195 m<sup>2</sup>.

(424) Exception RM 424

The lands subject to this exception shall comply with all the following:

- (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 and **rear lot line** is a distance equal to 1/2 the height of the **building**;

(425) Exception RM 425

The lands subject to this exception shall comply with all the following:

- (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 squares;
- (C) the minimum **building setback** from a **front lot line** is 4.0 metres, except that the portion of a **main wall** containing a vehicular entrance to a **parking space** must be setback a minimum of 6.3 metres;  
The minimum **building setback** from a **side lot line** is 1.4 metres;
- (D) the minimum **building setback** from a **rear lot line** is 6.5 metres; and
- (E) the maximum **building** height is the lesser of 3 storeys and 10.5 metres.

(426) Exception RM 426

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) the minimum **building setback** from **aside 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**; and
- (E) **parking spaces** for resident use are to be provided at a minimum rate of 1.0 for each **dwelling unit** and are to be located below grade or in a garage;
- (F) **parking spaces** for visitor parking only are to be provided at a minimum rate of 0.25 for each **dwelling unit** and are to be located at ground level.

(427) Exception RM 427

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 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 1/2 the combine total height of the two **buildings**;
- (C) the maximum **building** height between
- (D) the maximum height of the **building** wall between **established grade** and the underside of the eaves is 7.5 metres;
- (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**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) of the required **parking spaces**:
  - (i) a minimum of 75% are to be located below ground or in the principal **building**; and
  - (ii) a minimum of 20% are to be for visitor use only and located at ground level; and
- (H) a below grade parking **structures** may be permitted in a **front yard** if it is setback 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** is to be used for no other purpose than **landscaping**.

(428) Exception RM 428

The lands subject to this exception must comply with the following:

- (A) the minimum **lot frontage** for a **detached house** is 7.5 metres; and
- (B) the maximum **floor space index** for a **lot** containing a **dwelling unit** in any principal **building** is 0.8.

(429) Exception RM 429

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **private school** or a **religious education use** is a permitted use.

(430) Exception RM 430

The lands subject to this exception must comply with the following:

- (A) the minimum **lot frontage** for a **detached house** is 7.5 metres; and
- (B) the maximum **floor space index** for a **lot** containing a **dwelling unit** in any principal **building** is 0.8.

(431) Exception RM 431

The lands subject to this exception must comply with:

- (A) On these lands municipally known as 1465 Birchmount Road, the applicable portions of City of Toronto by-law 740-2005, as amended, prevails.

(432) Exception RM 432

The lands subject to this exception just collectively comply with the following:

- (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 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 space** are to 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.

(433) Exception RM 433

The lands subject to this exception must comply with:

- (A) On these lands municipally known as 15 Primrose Avenue, the City of Toronto by-law 75-2006, as amended, prevails, and
- (B) The requirements of RM (x22).

(435) Exception RM 435

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from Birchmount Road is 25.0 metres measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a side or **rear lot line** is the distance equal to 1/2 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 1/2 the combine total height of the two **buildings**;
- (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 a residential zone category;
- (G) **parking space** are to be provided at a minimum rate of 1.25 for each **dwelling unit**
- (H) a minimum of f required **parking space** must be located in a garage in the **rear yard**; and
- (I) All roofs to be pitched with a rise of 1 m in four including garages.

(436) Exception RM 436

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from Kennedy Road is 25.0 metres measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a side or **rear lot line** is the distance equal to 1/2 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 1/2 the combine total height of the two **buildings**;
- (D) the maximum **lot coverage** is 30%.

(437) Exception RM 437

The lands subject to this exception collectively must comply with the following:

- (A) a maximum of 3 **dwelling units** may be contained in a **building**;
- (B) each **dwelling unit** must have individual access to the outdoors at grade level; or, not more than two **dwelling units** may have a common access to the exterior of the **building** at grade level;
- (C) The maximum **lot coverage** is 30%;
- (D) the maximum **building setback** from a **side lot line** that does not abut a **street** or **rear lot line** is the distance equal to 1/2 the height of the **building**;
- (E) the minimum separation distance between the **main walls** of two **buildings** on the same **lot** is a

- distance equal to 1/2 the total combined height of the two **building**;
- (F) the minimum **building setback** from a **lot line** that abuts Lawrence avenue is 25.0 metres, measure from the original centreline of the **street**; and
  - (G) **parking space** must be provided at a minimum rate of 1.5 for each **dwelling unit**.

(438) Exception RM 438

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts Kennedy road 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 1/2 the height of the **building**;
- (C) the maximum **gross floor area** of all **buildings**, minus the **gross floor area** of **basements**, must not exceed 40% of the **lot area**.

(439) Exception RM 439

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue 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 1/2 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 1/2 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 that 3 **dwelling units**; and
- (G) **parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**.

(440) Exception RM 440

The lands subject to this exception must comply with the following:

- (A) the maximum **lot coverage** is 40%;
- (B) the maximum height of a **building** is the 15.0 metres;
- (C) a **building** may not contain more that two storeys;
- (D) the minimum **building setback** from a **lot line** is 1.5 metres;
- (E) **parking space** must be provided at a minimum rate of 2 for each **dwelling unit**;
- (F) of the required **parking space** 1 is for resident parking and must be in a **building** and the second **parking space** is for visitors and may be located in tandem with the resident **parking space**.

(441) Exception RM 441

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts Birchmount Road is 25 metres, measured from the original centre line of the **street**;
- (B) the maximum **lot coverage** is 25%
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum separation between the above grade **main walls** of two **building** on the same **lot** is a distance equal to 1/2 the total combined height of the two **buildings**;
- (E) a minimum 1.5 metre wide strip of land along the entire length of the portion of a **lot line** that abuts a **lot** in a residential zone category must be **landscaped**;
- (F) the elevation of the lowest floor of the **building** must be a minimum of 3.5 metres higher than the invert of the Massey Creek;



- (G) **parking spaces** are to be provide at a minimum rate of 1.25 for each **dwelling unit**;
- (H) a minimum of 5 required **parking space** must be located in a **building** in the **rear yard**;
- (I) All roofs are to be pitched with a rise of 1.0 m over 4.0 metres, including garages.

(442) Exception RM 442

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Morningside Avenue and Ellesmere Road; and
  - (ii) 9.0 metres in all other cases;
- (B) the minimum 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
  - (iii) 10.5 metres in all other cases; and
- (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 landscaped**;
- (E) **parking spaces** are to 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 only.
- (G) the maximum height **building** is the height of the tallest **building** on the **lot** on the date of the enactment of this By-law.

(443) Exception RM 443

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum 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
  - (iii) 10.5 metres in all other cases; and
- (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** are to 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 only;
- (G) a minimum of 60% of the **lot area** must be **landscaped**; 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.

(444) Exception RM 444

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 15.0 metres if the **lot line** abuts Warden Avenue;
  - (ii) 12.0 metres if the **lot line** abuts Birchmount Road;

- (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 Avenue; and
- (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 space** provided in excess of the minimum required by this by-law must be used for visitor **parking spaces** only;
- (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;
  - (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.

(445) Exception RM 445

The lands subject to this exception must collectively comply with the following:

- (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 Road;
  - (ii) 2.0 metres from a **lot line** that abuts any other **street**;
  - (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 space** 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;
- (H) a maximum of 5 model homes must be permitted prior to the registration of the plan of subdivision provided that these model homes are constructed in accordance with the applicable requirements of this by-law.

(446) Exception RM 446

The lands subject to this exception must comply with the following:

- (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 only for visitors' parking;
- (G) the minimum 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 grade** along the **front lot line**;
- (H) 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**.

(447) Exception RM 447

The lands subject to this exception must comply with the following:

- (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 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 grade** along the **front lot line**;
- (F) the minimum **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 only for visitors' parking.

(448) Exception RM 448

The lands subject to this exception must collectively comply with the following:

- (A) the minimum **building setback** is:
  - (i) 7.5 metres from the east **lot line**;
  - (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**.
- (F) attached **dwelling units** must have individual private access to each **dwelling unit** from grade.

(449) Exception RM 449

The lands subject to this exception must collectively comply with the following:

- (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 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 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; and
- (F) 11% of the **parking spaces** must be located on the surface and used only 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**.

(450) Exception RM 450

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** is:
  - (i) 30.0 metres from a **lot line** that abuts Ellesmere Road; and
  - (ii) from a **side lot line** a distance equal to 1/2 the height of the **building**.

(451) Exception RM 451

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **front lot line** is the greater of:
  - (i) 33.0 metres measured from the original centerline of the **street** a **lot line** that abuts Ellesmere Road; and
  - (ii) 6.0 metres;
- (B) the minimum **building setback** from a side **lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **building** height is the lesser of 3 storeys and 10.0 metres;
- (D) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

(452) Exception RM 452

The lands subject to this exception must comply with the following:

- (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**;
- (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**.

(453) Exception RM 453

The lands subject to this exception must comply with the following:

- (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 Road; and
- (B) the minimum **building setback** from a side **lot line** is a distance equal to 1/2 the height of the **building**.

(454) Exception RM 454

The lands subject to this exception must collectively comply with the following:

- (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** containing 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**.

(455) Exception RM 455

The lands subject to this exception must comply with the following:

- (A) the maximum **building setback** from a **lot line** that abuts Birchmount Road 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 principal **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;
- (H) **landscaping** shall 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 a 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 property.

(456) Exception RM 456

The lands subject to this exception must comply with the applicable prevailing by-law in Article 950.70.1., being City of Toronto By-law: 607-2008, as amended.

## 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

##### Exception RA 451

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 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** shall be used for **dwelling units**; and
- (E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(1) Exception RA 1

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13627.

(2) Exception RA 2

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1989-225.

(3) Exception RA 3

On these lands the following by-law prevails, being former City of North York by-law 32227.

(4) Exception RA 4

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-19.

(5) Exception RA 5

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1990-253.

(6) Exception RA 6

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,642.

(7) Exception RA 7

On these lands the following by-law prevails, being City of Toronto by-law 365-2007.

(8) Exception RA 8

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 621.

(9) Exception RA 9

On these lands the following by-law prevails, being former City of North York by-law 21054.

(10) Exception RA 10

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1989-78; and
- (B) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 477-2010 as amended.

(11) Exception RA 11

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1989-78.

(12) Exception RA 12

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 147-2005.

(13) Exception RA 13

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 16.5 metres;
- (B) the minimum **lot area** is 665 square metres; and
- (C) the maximum **lot coverage** is 35%.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 139 square metres;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of the **building** height; and
- (F) the minimum **rear yard setback** is 25% of the **lot depth**, with a minimum setback of 7.5 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%; and
- (D) the minimum **side yard setback** is 3.0 metres.

(14) Exception RA 14

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 10,931.

(15) Exception RA 15

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1984-87.

(16) Exception RA 16

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1437.

(17) Exception RA 17

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3472.

(18) Exception RA 18

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1986-157.

(19) Exception RA 19

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-141.

(20) Exception RA 20

On the lands subject to this exception the maximum **lot coverage** is 25%.

(21) Exception RA 21

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 174-2003.

(22) Exception RA 22

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,656.

(23) Exception RA 23

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,267.

(24) Exception RA 24

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 2313 and 15027.

(25) Exception RA 25

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 3878, 14849 and 15507.

(26) Exception RA 26

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-116.

(27) Exception RA 27

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-laws 1982-117 and 1982-118.

(28) Exception RA 28

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto 840-2002.

(29) Exception RA 29

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1978-35, 1978-36 and 1978-254.

(30) Exception RA 30

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-258.

(31) Exception RA 31



The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,757.

(32) Exception RA 32

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1981-155.

(33) Exception RA 33

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 905.

(34) Exception RA 34

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1766 and 1805.

(35) Exception RA 35

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1766, 1805 and 3131.

(36) Exception RA 36

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-106.

(37) Exception RA 37

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1806 and 1988-106.

(38) Exception RA 38

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1807 and 4171.

(39) Exception RA 39

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-law 1808 and City of Toronto by-law 527-2002.

(40) Exception RA 40

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 2110 and 1986-79.

(41) Exception RA 41

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 625 and 2034.

(42) Exception RA 42

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-118.

(43) Exception RA 43

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1371.

(44) Exception RA 44

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1719, 1297 and 1983-136.

(45) Exception RA 45

The lands subject to this exception must comply with the applicable prevailing By-law in Article 970.1.1, being City of Toronto by-law 646-1999.

(46) Exception RA 46

The lands subject to this exception must comply with the applicable prevailing By-law in Article 970.1.1, being City of Toronto by-law 318-2001.

(47) Exception RA 47

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.1.1, being former City of Etobicoke by-law 1978-198.

(48) Exception RA 48

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3708 and 132.

(49) Exception RA 49

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.1.1, being former City of Etobicoke by-laws 1980-196 and 1980-225.

(50) Exception RA 50

On the lands subject to this exception a school is permitted.

(51) Exception RA 51

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1982-122.

(52) Exception RA 52

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1982-122.

(53) Exception RA 53

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 319-2001.

(54) Exception RA 54

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-105.

(55) Exception RA 55

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1986-155.

(56) Exception RA 56

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1332.

(57) Exception RA 57

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 434-2001.

(58) Exception RA 58

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 834.

(59) Exception RA 59

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 346.

(60) Exception RA 60

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1984-16.

(61) Exception RA 61

The lands subject to this exception must comply with all the following.

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 12.0 metres;
- (B) the minimum **lot area** is 465 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **semi-detached house** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 11.0 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 35%; and
- (D) the maximum **building** height is 11.0 metres.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 116 square metres;
- (C) the maximum **lot coverage** is 40%; and
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of **building** height;
- (F) the minimum **rear yard setback** is 20% of **lot depth**, with the minimum setback is 6.0 metres; and
- (G) the maximum **building** height is 14.0 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%;

(D) the minimum **side yard setback** is 3.0 metres; and

(E) the maximum **building** height is 14.0 metre

(62) Exception RA 62

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 702 and 2014.

(63) Exception RA 63

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1m being City of Toronto by-law 435-2004.

(64) Exception RA 64

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-122.

(65) Exception RA 65

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1993-56.

(66) Exception RA 66

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 12,950.

(67) Exception RA 67

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 13,190.

(68) Exception RA 68

The lands subject to this exception shall comply with the following:

(A) Permitted Uses

(i) a private **recreation use ancillary** to the **apartment buildings** is permitted.

(B) **Building** Types

(i) a maximum of 2 **apartment buildings** and 1 **building** used for private **recreation use** are permitted.

(C) **Building** Requirements

(i) the maximum number of **dwelling units** is 523;

(ii) the maximum **building** height of each **apartment building** is 15 storeys;

(iii) the maximum **floor space index** is 1.86, and the calculation of the maximum **gross floor area** shall include above grade space used for locker storage and laundry facilities and shall exclude space used for retail, recreational, mechanical, or parking uses;

(iv) the east **lot line** is the **front lot line**;

(v) the minimum setback of an **apartment building** from the **rear lot line** is 6 metres

(vi) the minimum setback of an **apartment building** from the north **side lot line** is 6 metres and from the south **side lot line** is 30 metres;

(vii) the minimum setback of the **building** used for private **recreation use** from the **front lot line** is 9.0 metres;

(viii) the minimum setback of any **parking garage** from any **lot line** is 0.45 metres.

(D) **Landscaping** Requirements

(i) the minimum area of the **lot** to be used as **landscaping** is 70%.

(E) Parking Requirements

- (i) 15% of the total number of **parking spaces** required shall be for visitors parking;
- (ii) surface **parking spaces** for visitors parking may be located in the front of the **apartment buildings**.

(69) Exception RA 69

The lands subject to this exception must comply with the following:

- (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%.

(70) Exception RA 70

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-205.

(71) Exception RA 71

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1988-225.

(72) Exception RA 72

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1987-181.

(73) Exception RA 73

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1984 and 1524.

(74) Exception RA 74

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1993-84.

(75) Exception RA 75

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,915.

(76) Exception RA 76

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 13,851 and 14,126.

(77) Exception RA 77

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 936.

(78) Exception RA 78

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 716, 813 and 168.

(79) Exception RA 79

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 807, 839 and 1625.

(80) Exception RA 80

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 807, 839 and 3835.

(81) Exception RA 81

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 807 and 839.

(82) Exception RA 82

The lands subject to this exception must comply with the applicable prevailing By-law in Article 970.20.1, being City of Toronto by-laws 815-1998 and 747-2002.

(83) Exception RA 83

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 878, 2201, and 3834.

(84) Exception RA 84

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 810, 838 and 1989-49.

(85) Exception RA 85

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 being former City of Etobicoke by-laws 929, 1165 and 3494.

(86) Exception RA 86

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 83-142.

(87) Exception RA 87

The lands subject to this exception shall comply with the following:

- (A) a maximum of 4 **apartment buildings**, each having a maximum **building** height of 22 storeys, are permitted;
- (B) the minimum distance of an **apartment building** from the westerly **lot line** is 38 metres;
- (C) the minimum distance of an **apartment building** from the westerly 129 metres of the southern **lot line** is 45 metres;
- (D) the minimum distance of an **apartment building** from the easterly **lot line** is 27 metres;
- (E) the minimum distance of an **apartment building** from the westerly 129 metres of the northern **lot line** is 41 metres; and
- (F) the minimum **parking space** rate is 1.25 **parking spaces** per **dwelling unit**, of which a minimum of 1.00 of the 1.25 **parking space** rate is to be located underground, and a minimum 0.15 of the 1.25 **parking space** rate is to be reserved for visitors parking.

(88) Exception RA 88

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1079 and 4100.

(89) Exception RA 89

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,826.

(90) Exception RA 90

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,809.

(91) Exception RA 91

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 760-2006 (OMB).

(92) Exception RA 92

On the lands subject to this exception **townhouses** are an additional permitted use, subject to the RT zone requirements.

(93) Exception RA 93

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 14,450.

(94) Exception RA 94

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1994-123.

(95) Exception RA 95

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1996-115.

(96) Exception RA 96

The lands subject to this exception shall comply with the following:

(A) in one only of the **apartment buildings** on the site, a maximum of 555 sq m of commercial floor area is permitted for a **retail store**, personal care shop, and office.

(B) maximum number of **dwelling units** permitted on the lands is 972;

(C) Parking Requirements

(D) the minimum **parking space** rate is 1.33 **parking spaces** per **dwelling unit**, of which a minimum of 1.06 of the 1.33 **parking space** rate shall be located underground, and a minimum 0.15 of the 1.33 **parking space** rate shall be reserved for visitors parking.

(97) Exception RA 97

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1990-98 and 1978-226.

(98) Exception RA 98

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1333.

(99) Exception RA 99

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3765.

(100) Exception RA 100

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 1307-2008.

(101) Exception RA 101

The lands subject to this exception must comply with Regulation 955.10.(547).

(102) Exception RA 102

On these lands the following by-law prevails, being City of Toronto by-law 992-2004.

(103) Exception RA 103

On these lands the following by-law prevails, being former City of North York by-law 32405.

(104) Exception RA 104

On these lands the following by-law prevails, being former City of North York by-law 27699.

(105) Exception RA 105

On these lands the following by-law prevails, being former City of North York by-law 29561.

(106) Exception RA 106

The lands subject to this exception must comply with Regulation 955.10.(545).

(107) Exception RA 107

The lands subject to this exception must comply with Regulation 955.10.(495).

(108) Exception RA 108

On these lands the following by-law prevails, being City of Toronto by-law 338-2003.

(109) Exception RA 109

On these lands the following by-laws prevail, being former City of North York by-laws 12018 and 9693.

(110) Exception RA 110

On these lands the following by-law prevails, being former City of North York by-law 25435.

(111) Exception RA 111

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1987-164.

(112) Exception RA 112

On these lands the following by-law prevails, being City of Toronto by-law 1099-2006.

(113) Exception RA 113

On these lands the following by-laws prevail, being former City of North York by-laws 21055, 21424, 28650, 32474, 32737, and City of Toronto by-law 169-1998.

(114) Exception RA 114

On these lands the following by-laws prevail, being former City of North York by-laws 21055, 21424, 28650, 32474, 32737.

(115) Exception RA 115

On these lands the following by-law prevails, being City of Toronto by-law 461-2002.

(116) Exception RA 116

On these lands the following by-law prevails, being City of Toronto by-law 153-2002.



(117) Exception RA 117

On these lands the following by-law prevails, being City of Toronto by-law 343-2003.

(118) Exception RA 118

On these lands the following by-law prevails, being City of Toronto by-law 989-2003.

(119) Exception RA 119

On these lands the following by-law prevails, being City of Toronto by-law 824-2004.

(120) Exception RA 120

On these lands the following by-law prevails, being City of Toronto by-law 429-2000.

(121) Exception RA 121

On these lands the following by-law prevails, being former City of North York by-law 27764.

(122) Exception RA 122

On these lands the following by-law prevails, being City of Toronto by-law 1094-2002.

(123) Exception RA 123

On these lands the following by-law prevails, being City of Toronto by-law 1094-2002.

(124) Exception RA 124

On these lands the following by-law prevails, being City of Toronto by-law 1094-2002.

(125) Exception RA 125

On these lands the following by-law prevails, being City of Toronto by-law 1094-2002.

(126) Exception RA 126

On these lands the following by-law prevails, being City of Toronto by-law 1094-2002.

(127) Exception RA 127

On these lands the following by-law prevails, being former City of North York by-law 22134.

(128) Exception RA 128

The lands subject to this exception must comply with Regulation 955.10.(278).

(129) Exception RA 129

On these lands the following by-law prevails, being City of Toronto by-law 92-2003.

(130) Exception RA 130

On these lands the following by-law prevails, being former City of North York by-law 22634.

(131) Exception RA 131

On these lands the following by-law prevails, being former City of North York by-law 22575.

(132) Exception RA 132

On these lands the following by-laws prevail, being former City of North York by-laws 16397, 19643, 18693.

(133) Exception RA 133

On these lands the following by-law prevails, being City of Toronto by-law 190-2002.

(134) Exception RA 134

On these lands the following by-law prevails, being former City of North York by-law 32797.

(135) Exception RA 135

On these lands the following by-law prevails, being former City of North York by-law 23088.

(136) Exception RA 136

On these lands the following by-law prevails, being former City of North York by-law 20362.

(137) Exception RA 137

The lands subject to this exception must comply with Regulation 955.10.(546).

(138) Exception RA 138

On these lands the following by-law prevails, being former City of North York by-law 28621.

(139) Exception RA 139

On these lands the following by-law prevails, being former City of North York by-law 27913.

(140) Exception RA 140

On these lands the following by-law prevails, being City of Toronto by-law 196-2005 (OMB).

(141) Exception RA 141

On these lands the following by-law prevails, being former City of North York by-law 23343.

(142) Exception RA 142

On these lands the following by-law prevails, being former City of North York by-law 20879.

(143) Exception RA 143

On these lands the following by-law prevails, being former City of North York by-law 32945.

(144) Exception RA 144

On these lands the following by-law prevails, being former City of North York by-law 33104.

(145) Exception RA 145

On these lands the following by-law prevails, being former City of North York by-law 32338.

(146) Exception RA 146

On these lands the following by-law prevails, being former City of North York by-law 32985.

(147) Exception RA 147

On these lands the following by-law prevails, being former City of North York by-law 20443.

(148) Exception RA 148

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the provisions of chapter 10.60.

(149) Exception RA 149 H(19)

On these lands the following by-law prevails, being City of Toronto by-law 865-2008 (OMB).

(150) Exception RA 150

On these lands the following by-laws prevail, being City of Toronto by-laws 145-2005 and 89-2007.

(151) Exception RA 151

On these lands the following by-law prevails, being former City of North York by-law 31955.

(152) Exception RA 152

On these lands the following by-law prevails, being City of Toronto by-law 95-2009.

(153) Exception RA 153

The lands subject to this exception must comply with all the following:

A **detached house** is permitted, if:

- (A) the minimum **lot frontage** is 15.0 metres;
- (B) the minimum **lot area** is 555 square metres;
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum **building** height is 9.5 metres.

A **duplex** is permitted, if:

- (A) the minimum **lot frontage** is 16.5 metres;
- (B) the minimum **lot area** is 665 square metres; and
- (C) the maximum **lot coverage** is 35%.

An **apartment building** is permitted, if:

- (A) the minimum **lot frontage** is 24.0 metres;
- (B) the minimum **lot area** per **dwelling unit** is 139 square metres;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres;
- (E) the minimum **side yard setback** is half of the **building** height; and
- (F) the minimum **rear yard setback** is 25% of the **lot depth**, with a minimum setback of 7.5 metres.

An **apartment building** with 5 **dwelling units** is permitted, if:

- (A) the minimum **lot frontage** is 18.0 metres;
- (B) the minimum **lot area** is 665 square metres or 139 square metres per **dwelling unit**, whichever is greater;
- (C) the maximum **lot coverage** is 40%;
- (D) the minimum **front yard setback** is 7.5 metres; and
- (E) the minimum **side yard setback** is 3.0 metres.

A **townhouse** is permitted, if:

- (A) the minimum rear and **side yard setbacks** is half the height of the **building** or 7.5 metres which ever is greater;

(B) the maximum density is 37 **dwelling units** per hectare; and

(C) the maximum **lot coverage** is 25%.

(154) Exception RA 154

On these lands the following by-laws prevail, being former City of North York by-laws 22077 and 22616.

(155) Exception RA 155

On these lands the following by-law prevails, being City of Toronto by-law 134-2008(OMB).

(156) Exception RA 156

On these lands the following by-law prevails, being former City of North York by-law 21502.

(157) Exception RA 157

On these lands the following by-laws prevail, being former City of North York by-laws 18745 and 19826.

(158) Exception RA 158

On these lands the following by-laws prevail, being former City of North York by-law 32370 and 32737.

(159) Exception RA 159

On these lands the following by-law prevails, being former City of North York by-law 32899.

(160) Exception RA 160

On these lands the following by-law prevails, being former City of North York by-law 32737.

(161) Exception RA 161

On these lands the following by-laws prevail, being former City of North York by-laws 30230 and 30292.

(162) Exception RA 162

On these lands the following by-laws prevail, being former City of North York by-laws 23595, 23916, 27381, and 27872

(163) Exception RA 163

On these lands the following by-law prevails, being former City of North York by-law 30481.

(164) Exception RA 164

On these lands the following by-law prevails, being City of Toronto by-law 687-2004.

(165) Exception RA 165

On these lands the following by-law prevails, being City of Toronto by-law 529-2003.

(166) Exception RA 166

On these lands the following by-law prevails, being former City of North York by-law 27382.

(167) Exception RA 167

On these lands the following by-law prevails, being former City of North York by-law 26431.

(168) Exception RA 168

On these lands the following by-law prevails, being former City of North York by-law 26431.

(169) Exception RA 169

- On these lands the following by-law prevails, being former City of North York by-law 24613.
- (170) Exception RA 170  
On these lands the following by-law prevails, being City of Toronto by-law 867-2008.
- (171) Exception RA 171  
On these lands the following by-laws prevail, being former City of North York by-laws 18688, 18910, 18862.
- (172) Exception RA 172  
On these lands the following by-law prevails, being former City of North York by-law 21769.
- (173) Exception RA 173  
On these lands the following by-law prevails, being former City of North York by-law 28475.
- (174) Exception RA 174  
On these lands the following by-law prevails, being City of Toronto by-law 707-1998.
- (175) Exception RA 175  
On these lands the following by-law prevails, being former City of North York by-law 32898.
- (176) Exception RA 176  
On these lands the following by-law prevails, being City of Toronto by-law 903-1998.
- (177) Exception RA 177  
On these lands the following by-laws prevail, being former City of North York by-laws 15245, 32077, and 32737.
- (178) Exception RA 178  
On these lands the following by-law prevails, being City of Toronto by-law 4-2006.
- (179) Exception RA 179  
On these lands the following by-laws prevail, being former City of North York by-laws 31891 and 32737.
- (180) Exception RA 180  
On these lands the following by-law prevails, being City of Toronto by-law 422-2003.
- (181) Exception RA 181  
On these lands the following by-law prevails, being former City of North York by-law 23457.
- (182) Exception RA 182  
On these lands the following by-laws prevail, being former City of North York by-laws 22039 and 29893.
- (183) Exception RA 183  
On these lands the following by-law prevails, being former City of North York by-law 22102.
- (184) Exception RA 184  
On these lands the following by-law prevails, being former City of North York by-law 21017.
- (185) Exception RA 185  
On these lands the following by-laws prevail, being former City of North York by-laws 17821, 32737 and

32077.

(186) Exception RA 186

On these lands the following by-law prevails, being City of Toronto by-law 107-2001.

(187) Exception RA 187

The lands subject to this exception must comply with the following:

(A) The applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 17160; and

(B) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 535-2010 as amended.

(188) Exception RA 188

On these lands the following by-law prevails, being former City of North York by-law 21681.

(189) Exception RA 189

On these lands the following by-laws prevail, being former City of North York by-laws 30864, 31218 and 31936.

(190) Exception RA 190

On these lands the following by-laws prevail, being former City of North York by-laws 15496, 32077 and 32737

(191) Exception RA 191

On these lands the following by-law prevails, being former City of North York by-law 22171.

(192) Exception RA 192

On these lands the following by-law prevails, being former City of North York by-law 20634.

(193) Exception RA 193

On these lands the following by-law prevails, being former City of North York by-law 30470.

(194) Exception RA 194

On these lands the following by-law prevails, being City of Toronto by-law 1038-2002.

(195) Exception RA 195

On these lands the following by-laws prevail, being former City of North York by-laws 32430 and 32737.

(196) Exception RA 196

On these lands the following by-law prevails, being City of Toronto by-law 522-2006.

(197) Exception RA 197

On these lands the following by-law prevails, being City of Toronto by-law 845-2001.

(198) Exception RA 198

On these lands the following by-law prevails, being City of Toronto by-law 1239-2007.

(199) Exception RA 199

On these lands the following by-law prevails, being City of Toronto by-law 643-2002.

(200) Exception RA 200

On these lands the following by-laws prevail, being former City of North York by-laws 32346 and 32737.

(201) Exception RA 201

On these lands the following by-laws prevail, being former City of North York by-laws 32303 and 32737.

(202) Exception RA 202

On these lands the following by-laws prevail, being former City of North York by-laws 18461, 18638 and 32077.

(203) Exception RA 203

On these lands the following by-law prevails, being former City of North York by-law 32737.

(204) Exception RA 204

On these lands the following by-law prevails, being former City of North York by-law 31424.

(205) Exception RA 205

On these lands the following by-law prevails, being former City of North York by-law 28535.

(206) Exception RA 206

On these lands the following by-law prevails, being former City of North York by-law 29641.

(207) Exception RA 207

On these lands the following by-law prevails, being City of Toronto by-law 3-2005(OMB).

(208) Exception RA 208

On these lands the following by-law prevails, being former City of North York by-law 25538.

(209) Exception RA 209

On these lands the following by-law prevails, being former City of North York by-law 18380.

(210) Exception RA 210

On these lands the following by-laws prevail, being former City of North York by-laws 26337, 24307 and 20923.

(211) Exception RA 211

On these lands the following by-law prevails, being former City of North York by-law 20724.

(212) Exception RA 212

On these lands the following by-law prevails, being former City of North York by-law 2999.

(213) Exception RA 213

On these lands the following by-law prevails, being former City of North York by-law 22685.

(214) Exception RA 214

On these lands the following by-law prevails, being former City of North York by-law 22075.

(215) Exception RA 215

On these lands the following by-law prevails, being former City of North York by-law 23112.

(216) Exception RA 216

On these lands the following by-law prevails, being former City of North York by-law 22688.

(217) Exception RA 217

On these lands the following by-law prevails, being former City of North York by-law 22527.

(218) Exception RA 218

On these lands the following by-laws prevail, being former City of North York by-laws 25477 and 22135.

(219) Exception RA 219

On these lands the following by-law prevails, being City of Toronto by-law 416-2003.

(220) Exception RA 220

On these lands the following by-law prevails, being former City of North York by-law 32410.

(221) Exception RA 221

On these lands the following by-law prevails, being former City of North York by-law 27624.

(222) Exception RA 222

On these lands the following by-law prevails, being City of Toronto by-law 1001-2003.

(223) Exception RA 223

On these lands the following by-law prevails, being former City of North York by-law 33061.

(224) Exception RA 224

On these lands the following by-law prevails, being City of Toronto by-law 944-2003.

(225) Exception RA 225

On these lands the following by-law prevails, being former City of North York by-law 28490.

(226) Exception RA 226

On these lands the following by-laws prevail, being former City of North York by-laws 28207 and 28925.

(227) Exception RA 227

On these lands the following by-law prevails, being former City of North York by-law 32086.

(228) Exception RA 228

On these lands the following by-law prevails, being City of Toronto by-law 127-2008.

(229) Exception RA 229

On these lands the following by-law prevails, being City of Toronto by-law 815-2005.

(230) Exception RA 230

On these lands the following by-law prevails, being City of Toronto by-law 1069-2007.

(231) Exception RA 231

On these lands the following by-laws prevail, being former City of North York by-laws 17963, 18379 and 32077.

(232) Exception RA 232

On these lands the following by-law prevails, being former City of North York by-law 31237.

(233) Exception RA 233



- On these lands the following by-laws prevail, being former City of North York by-laws 23089 and 23407.
- (234) Exception RA 234  
On these lands the following by-law prevails, being former City of North York by-law 24357.
- (235) Exception RA 235  
On these lands the following by-law prevails, being former City of North York by-law 26603.
- (236) Exception RA 236  
On these lands the following by-law prevails, being City of Toronto by-law 825-1998.
- (237) Exception RA 237  
On these lands the following by-law prevails, being City of Toronto by-law 809-2007.
- (238) Exception RA 238  
On these lands the following by-laws prevail, being former City of North York by-laws 18156 and 32737.
- (239) Exception RA 239  
On these lands the following by-laws prevail, being former City of North York by-laws 27569 and 27828.
- (240) Exception RA 240  
On these lands the following by-law prevails, being former City of North York by-law 28545.
- (241) Exception RA 241  
On these lands the following by-law prevails, being former City of North York by-law 26455.
- (242) Exception RA 242  
On these lands the following by-law prevails, being former City of North York by-law 18889.
- (243) Exception RA 243  
On these lands the following by-law prevails, being former City of North York by-law 32075.
- (244) Exception RA 244  
On these lands the following by-law prevails, being former City of North York by-law 19780.
- (245) Exception RA 245  
On these lands the following by-law prevails, being former City of North York by-law 19519.
- (246) Exception RA 246  
On these lands the following by-law prevails, being former City of North York by-law 31448.
- (247) Exception RA 247  
On these lands the following by-law prevails, being former City of North York by-law 17531.
- (248) Exception RA 248  
On these lands the following by-law prevails, being City of Toronto by-law 285-1998.
- (249) Exception RA 249  
On these lands the following by-law prevails, being former City of North York by-law 31594.

(250) Exception RA 250

On these lands the following by-law prevails, being City of Toronto by-law 720-2000.

(251) Exception RA 251

On these lands the following by-law prevails, being former City of North York by-law 30946.

(252) Exception RA 252

On these lands the following by-laws prevail, being former City of North York by-laws 26683 and 27259.

(253) Exception RA 253

On these lands the following by-law prevails, being former City of North York by-law 31012.

(254) Exception RA 254

On these lands the following by-law prevails, being former City of North York by-law 23702.

(255) Exception RA 255

On these lands the following by-law prevails, being former City of North York by-law 19530.

(256) Exception RA 256

On these lands the following by-law prevails, being former City of North York by-law 29650.

(257) Exception RA 257

On these lands the following by-law prevails, being former City of North York by-law 29938.

(258) Exception RA 258

On these lands the following by-law prevails, being former City of North York by-law 26855.

(259) Exception RA 259

On these lands the following by-laws prevail, being former City of North York by-laws 22099 and 21708.

(260) Exception RA 260

On these lands the following by-law prevails, being former City of North York by-law 25204.

(261) Exception RA 261

On these lands the following by-law prevails, being former City of North York by-law 28007.

(262) Exception RA 262

On these lands the following by-law prevails, being former City of North York by-law 24428.

(263) Exception RA 263

On these lands the following by-law prevails, being former City of North York by-law 29426.

(264) Exception RA 264

On these lands the following by-laws prevail, being former City of North York by-laws 18223 and 32077.

(265) Exception RA 265

On these lands the following by-law prevails, being former City of North York by-law 32000.

(266) Exception RA 266

- On these lands the following by-laws prevail, being former City of North York by-laws 15796 and 32077.
- (267) Exception RA 267  
On these lands the following by-law prevails, being City of Toronto by-law 536-2000.
- (268) Exception RA 268  
On these lands the following by-law prevails, being former City of North York by-law 33105.
- (269) Exception RA 269  
On these lands the following by-laws prevail, being former City of North York by-laws 28719 and 29308.
- (270) Exception RA 270  
On these lands the following by-law prevails, being former City of North York by-law 22343.
- (271) Exception RA 271  
On these lands the following by-law prevails, being City of Toronto by-law 387-2008.
- (273) Exception RA 273  
On these lands the following by-law prevails, being City of Toronto by-law 744-2002.
- (274) Exception RA 274  
On these lands the following by-law prevails, being City of Toronto by-law 1056-2004.
- (275) Exception RA 275  
On these lands the following by-laws prevail, being former City of North York by-laws 32071 and 32707.
- (276) Exception RA 276  
On these lands the following by-laws prevail, being former City of North York by-laws 32273 and 32707.
- (277) Exception RA 277  
On these lands the following by-law prevails, being City of Toronto by-law 275-2000.
- (278) Exception RA 278  
On these lands the following by-law prevails, being City of Toronto by-law 400-1998.
- (279) Exception RA 279  
On these lands the following by-law prevails, being former City of North York by-law 32208.
- (280) Exception RA 280  
On these lands the following by-laws prevail, being former City of North York by-laws 17175 and 32077.
- (281) Exception RA 281  
On these lands the following by-laws prevail, being former City of North York by-laws 27017 and 27417.
- (282) Exception RA 282  
On these lands the following by-laws prevail, being former City of North York by-laws 31620 and 29945.
- (283) Exception RA 283  
On these lands the following by-law prevails, being former City of North York by-law 27625.

(284) Exception RA 284

On these lands the following by-laws prevail, being former City of North York by-laws 27814 and 21836.

(285) Exception RA 285

On these lands the following by-law prevails, being former City of North York by-law 27966.

(286) Exception RA 286

On these lands the following by-law prevails, being City of Toronto by-law 1107-2008(OMB).

(287) Exception RA 287

On these lands the following by-laws prevail, being former City of North York by-laws 17272, 32077, and 32737.

(288) Exception RA 288

On these lands the following by-law prevails, being former City of North York by-laws 12191 and 32077.

(289) Exception RA 289

On these lands the following by-law prevails, being City of Toronto by-law 739-2001.

(290) Exception RA 290

On these lands the following by-laws prevail, being former City of North York by-laws 32336 and 32412.

(291) Exception RA 291

On these lands the following by-laws prevail, being former City of North York by-laws 30076 and 31507.

(292) Exception RA 292

On these lands the following by-law prevails, being former City of North York by-law 28447.

(293) Exception RA 293

The lands subject to this exception must comply with Regulation 955.10.(497).

(294) Exception RA 294

The lands subject to this exception must comply with Regulation 955.10.(497).

(295) Exception RA 295

The lands subject to this exception must comply with Regulation 955.10(497).

(296) Exception RA 296

On these lands the following by-laws prevail, being former City of North York by-laws 30706 and 31211.

(297) Exception RA 297

On these lands the following by-law prevails, being former City of North York by-law 31612.

(298) Exception RA 298

On these lands the following by-law prevails, being former City of North York by-law 32850.

(299) Exception RA 299

On these lands the following by-law prevails, being former City of North York by-law 32850.

(300) Exception RA 300

On these lands the following by-law prevails, being former City of North York by-law 32948.

(301) Exception RA 301

The lands subject to this exception shall comply with the following:

(A) **Building** Types

- (i) a mixed use residential/commercial **building** is permitted.

(B) **Lot** Requirements

- (i) the maximum **lot coverage** is 40%.

(C) Principal **Building** Requirements

- (i) the maximum number of **dwelling units** is 88 and a maximum of 45 extended care beds;
- (ii) the maximum height of a **building** is 7 storeys;
- (iii) the maximum **gross floor area** of commercial and professional office floor space is 794 square metres; and
- (iv) the minimum setbacks from a **lot line** are as follows:
  - (a) **front yard** is 1.5 metres;
  - (b) the westerly **side yard** is 6.5 metres;
  - (c) the easterly **side yard** is 1.5 metres; and
  - (d) the **rear yard** is 13.7 metres.

(D) Parking Requirements

- (i) the minimum number of **parking spaces** is as follows:
  - (a) apartment **dwelling unit** is 1.25 **parking spaces** per **dwelling unit**;
  - (b) apartment **dwelling unit** occupied by senior citizens is 1 **parking space** for each 4 **dwelling units**;
  - (c) professional office is 1 **parking space** for each 47.5 square metres of office floor area; and
  - (d) commercial is 1 **parking space** for each 19 square metres of commercial floor area.

(302) Exception RA 302

The lands subject to this exception shall comply with the following:

(A) Permitted Uses

- (i) residential and commercial uses are permitted.

(B) **Building** Types

- (i) an **apartment building** and a commercial **building**, or a mixed use residential/commercial **building** are permitted;
- (ii) commercial uses must be within a wholly enclosed **building** and must not be located above the first **storey**; and
- (iii) **open storage** and display of goods, materials and equipment is not permitted.

(C) **Lot** Requirements

- (i) the minimum **lot area** is 2,179 square metres.

(D) **Building** Requirements

- (i) the maximum number of **dwelling units** is 33;

- (ii) the maximum **building** height is the lesser of 13.0 metres or 4 storeys;
- (iii) the maximum residential **gross floor area** is 4,520 square metres;
- (iv) the maximum commercial **gross floor area** is 478 square metres; and
- (v) the minimum setbacks from a **lot line** are as follows:
  - (a) north **lot line** is 0.1 metres;
  - (b) south **lot line** is 0.04 metres;
  - (c) east **lot line** is 0.5 metres; and
  - (d) west **lot line** is 12.0 metres.

(E) Parking Requirements

- (i) the minimum number of **parking spaces** is as follows:
  - (a) residential is 1.25 **parking spaces** per **dwelling unit**; and
  - (b) commercial is 1 **parking space** per 19 square metres of commercial floor area.

(303) Exception RA 303

The lands subject to this exception must comply with Regulation 955.10.(279).

(304) Exception RA 304

On these lands the following by-law prevails, being former City of North York by-law 26595.

(305) Exception RA 305

On these lands the following by-law prevails, being former City of North York by-law 31788.

(306) Exception RA 306

The lands subject to this exception must comply with Regulation 955.10.(280).

(307) Exception RA 307

The lands subject to this exception must comply with Regulation 955.10.(281).

(308) Exception RA 308

On these lands the following by-law prevails, being former City of North York by-law 30765.

(309) Exception RA 309

The lands subject to this exception must comply with Regulation 955.10.(178).

(310) Exception RA 310

On the lands subject to this exception the following shall be permitted:

(A) **Building** Types

- (i) the only permitted principal **building** type is an **apartment building**.

(B) **Lot** Requirements

- (i) the minimum **lot frontage** is 73.0 metres.

(C) **Building** Requirements

- (i) the maximum height of the **apartment building** is 12 storeys;
- (ii) the minimum **front yard** and **rear yard setbacks** are those that existed on the day of the enactment

of this By-law;

- (iii) the minimum east **side yard setback** is 13.0 metres;
- (iv) the minimum west **side yard setback** is that which existed on the day of the enactment of this By-law; and
- (v) the minimum distance between any **parking space** and the **apartment building** is 3.0 metres.

(D) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 48%.

(E) **Parking** Requirements

- (i) 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**; and
- (ii) the minimum number of **parking spaces** to be within an enclosed **building** is 50%.

(311) Exception RA 311

The lands subject to this exception must comply with Regulation 955.10.(256).

(312) Exception RA 312

The lands subject to this exception shall comply with the following:

- (A) the total **interior floor area** of all **dwelling units** shall not exceed 1.5 times the **lot area**;
- (B) the maximum number of **dwelling units** permitted is the number of **dwelling units** that existed on the date of the enactment of this by-law;
- (B) the minimum setback from a **front lot line** is 9.0 metres;
- (C) the minimum setback from a **side lot line** is:
  - (i) where the **lot line** abuts Lawrence Avenue 36 metres, measured from the original centre line of Lawrence Avenue;
  - (ii) in all other cases is a distance equal to 1/2 the height of the **building**
- (D) the minimum setback from a **rear lot line** is:
  - (i) where the **lot line** abuts Lawrence Avenue 36 metres, measured from the original centre line of Lawrence Avenue;
  - (ii) in all other cases is a distance equal to 1/2 the height of the **building**;
- (E) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (F) the maximum **lot coverage** is 15%;
- (G) a minimum 70% of the **lot area** shall be used for no other purpose than **landscaping**;
- (H) **Amenity space** shall be provided inside each **building** at a minimum rate of 0.9 square metres per **dwelling unit** in that **building**.
- (I) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces shall be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.
- (J) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.

(313) Exception RA 313

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** shall be provided inside each **building** at a minimum rate of 3.0 square metres per **dwelling unit** in that **building**.

- (C) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law;
- (D) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (E) of the required **parking spaces** :
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (F) these lands must comply with Prevailing By-law Section 955.10 (566).

(314) Exception RA 314

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) **Amenity space** shall be provided at a minimum rate of 3.0 square metres per **dwelling unit**.
- (C) The maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law.
- (D) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (E) of the required **parking spaces** :
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (F) these lands must comply with Prevailing By-law Section 955.10 (566).

(315) Exception RA 315

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback from a **rear lot line** is 1.5 metres;
- (D) the minimum separation distance between the **main walls** of two principal **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** shall not exceed 2.16 times the **lot area**;
- (F) the maximum **lot coverage** is 17%;
- (G) **amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (H) a minimum 58% of the **lot area** shall be used for no other purpose than **landscaping**.
- (I) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.
- (J) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces shall be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.

(316) Exception RA 316

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) **amenity space** shall be provided at a minimum rate of 3.0 square metres per **dwelling unit**.
- (C) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law.
- (D) the minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;



- (E) of the required **parking spaces** :
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** shall be in a **building** for resident use; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (F) these lands must comply with Prevailing By-law Section 955.10 (566).

(317) Exception RA 317

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **front lot line** is 9.0 metres;
- (B) the maximum permitted projection of an unenclosed porch into the **rear yard** is 6.0 metres;
- (C) **Amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (D) The maximum **lot coverage** is that which lawfully existed on the date of the passage of this by-law;
- (E) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**;
- (F) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces shall be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors; and
- (G) (F) these lands must comply with Prevailing By-law Section 955.10 (566) and 955.10 (567).

(318) Exception RA 318

The lands subject to this exception shall comply with the following:

- (A) The total **interior floor area** of all **dwelling units** shall not exceed 1.5 times the **lot area**.
- (B) The minimum setback from a **front lot line** is 9.0 metres.
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**
- (D) the minimum setback from a **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (E) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (G) a minimum 70% of the **lot area** shall be used for no other purpose than **landscaping**.
- (I) **amenity space** shall be provided inside each **building** at a rate of 0.9 square metres per **dwelling unit** in that **building**.
- (H) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces shall be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.

(319) Exception RA 319

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from the **front lot line** is 31 metres as measured from the original centre line of Midland Avenue;
- (B) the minimum **side yard** and **rear yard setbacks** shall be the greater of either one-half the height of the **building**, or one-half the length of the wall of the **building** which faces the side or rear line;
- (C) the minimum separation distance between principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **amenity space** shall 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 18%. (50);

- (F) a minimum 50% of the **lot area** shall be used for no other purpose than **landscaping**;
- (G) **parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors.

(320) Exception RA 320

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Midland Avenue is 12.0 metres,
  - (ii) Gilder Drive is 9.0 metres; and
- (B) the minimum setback from a **rear lot line**, or a **side lot line** that does not abut a **street**, is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation distance between the **main walls** of two principal **buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **amenity space** shall 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 18%;
- (F) A minimum of 70% of the **lot area** shall be used for no other purpose than **landscaping**;
- (G) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces shall be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** shall be provided as surface parking for visitors; and
- (H) the minimum setback for a below grade parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.

(321) Exception RA 321

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts Midland Avenue is 25 metres as measured from the original centre line of Midland Avenue;
- (B) the minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 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** shall be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) the maximum **lot coverage** is 33%.

(322) Exception RA 322

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **front lot line** is 12 metres;
- (B) the minimum setback from a **side lot line** that abuts a **street** is 9 metres;
- (C) the minimum setback from a **rear lot line**, or a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum separation distance between the **main walls** of two principal **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** shall 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) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the spaces shall be located below grade; and

- (ii) 0.125 spaces per **dwelling unit** shall be provided as parking for visitors;
- (H) the maximum **lot coverage** is the **lot coverage** that existed on the **lot** of the date of the enactment of this by-law;
- (I) A minimum 40% of the **lot area** shall be used for no other purpose than **landscaping**.

(323) Exception RA 323

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the **lot line** that abuts Eglinton Avenue is 36 metres, measured from the original centre line of Eglinton Avenue;
- (B) The minimum setback from a **side lot line** is a the greater distance of:
  - (i) 1/2 the height of the **building**; or
  - (ii) 5.7 metres;
- (C) the minimum setback from a **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (D) The maximum **lot coverage** is 33%.

(324) Exception RA 324

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from the **front lot line** that abuts Midland Avenue is 22 metres, measured from the original centre line of Midland Avenue.
- (B) the minimum 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** shall be provided at a minimum rate of 0.5 **parking spaces** per **dwelling unit**,
- (F) required **parking space** shall only be located in the **rear yard**.

(325) Exception RA 325

The lands subject to this exception shall comply with the following:

- (A) the total **interior floor area** of all **dwelling units** shall not exceed 1.5 times the **lot area**;
- (C) the maximum **lot coverage** is 15%;
- (D) a minimum 70% of the **lot area** shall be used for no other purpose than **landscaping**;
- (E) **parking spaces** shall 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** shall be located below grade; and
  - (ii) 0.11 **parking spaces** per **dwelling unit** shall be provided as surface parking for visitors; and
- (F) the minimum setback for underground parking **structures** is equivalent to 1/2 the vertical distance from the lowest floor of the **structure** to the **average grade** at the **street** line;
- (G) **amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**.

(326) Exception RA 326

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **amenity space** shall 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** shall be in a **building** for resident use; and
- (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking; and
- (E) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law.

(327) Exception RA 327

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 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** shall 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%.

(328) Exception RA 328

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) the minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 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** shall 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;
- (G) the maximum **lot coverage** is 33%.
- (F) **parking spaces** shall be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**.

(329) Exception RA 329

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 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** shall 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%.

(330) Exception RA 330

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road.
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 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** shall 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) **Parking spaces** shall be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**;
- (F) the maximum **lot coverage** is 33%.

(331) Exception RA 331

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the **lot line** abutting Danforth Road is 25 metres, measured from the original centre line of Danforth Road
- (B) The minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 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** shall 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%.

(332) Exception RA 332

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres,
- (B) the **main wall** containing a **vehicle** entrance shall be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) the minimum setback from a **side lot line** or **rear lot line** is equal to 1/2 the height of the **building**;
- (D) **amenity space** shall be provided at a minimum rate of 0.9 square metres per **dwelling unit**.
- (E) no **parking spaces** shall be located within a required yard that abuts a **streets**.
- (F) the maximum **lot coverage** is 33%.

(333) Exception RA 333

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 7.0 metres from a **lot line** that abuts Eglinton Avenue; and
  - (ii) 3.0 metres from a **lot line** that abuts McCowan Road.
- (B) a canopy and its supporting columns may encroach into a required yard setback from McCowan Road.
- (C) **amenity space** shall 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) where the total required **amenity space** area exceeds 93 square metres, the required **amenity space** area shall be provided in two or more rooms, each having a floor area of not less 46 square metres.
- (E) parking **structures** shall not exceed a height the greater of 5 storeys and 17.0 metres;
- (F) the maximum height of a principal **building** is the lesser of 19 storeys and 59 storeys;
- (G) **parking spaces** shall 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** shall be for visitor parking.
- (I) the maximum **lot coverage** is 33%.

(334) Exception RA 334

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from a **front lot line** is
  - (i) 25.0 metres where the **lot line** abuts Danforth Road, measured from the centerline of the original road allowance; and
  - (ii) 9 metres in all other cases;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 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** shall 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%.

(335) Exception RA 335

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 25.0 metres measured from the centerline of the original road allowance;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) **amenity space** shall 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
- (D) **parking spaces** shall 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** shall be located below grade; and
  - (ii) 0.125 **parking spaces** per **dwelling unit** shall be used for visitor parking.
- (E) the maximum **lot coverage** is 18%.
- (F) a minimum 50% of the **lot area** shall be used for no other purpose than **landscaping**.

(336) Exception RA 336

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 25.0 metres measured from the centerline of the original road allowance;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 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** shall 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%.

(337) Exception RA 337

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **front lot line** that abuts McCowan Road is 25.0 metres measured from the centerline of the original road allowance;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 the height of the **building**;
- (C) **amenity space** shall 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
- (D) **Parking spaces** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the spaces shall be located below grade; and
  - (ii) 0.125 spaces per **dwelling unit** shall be used for visitor parking;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum 50% of the **lot area** shall be used for no other purpose than **landscaping**.

(338) Exception RA 338

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the a **lot line** that abuts a **street** is
  - (i) 12.0 metres where the **lot line** abuts McCowan Road; and
  - (ii) 9.0 metres where the **lot line** abuts Trudelle Street;
- (B) The minimum setback from a **side lot line** that does not abut a **street** or a **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) The minimum separation distance between the **main walls** of two principal **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** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces shall be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** shall be used as visitors parking and located at grade;.
- (F) **amenity space** shall 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) where the total required **amenity space** area exceeds 93 square metres, the required **amenity space** area shall be provided in two or more rooms, each having a floor area of not less 46 square metres.
- (H) A below grade parking **structure** shall be setback 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**;
- (I) An outdoor area equal to 45% of the **gross floor area** of the **building** or **buildings** shall be used for no other purpose than **landscaping**.

(339) Exception RA 339

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum 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** shall 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** shall be located in a **building** and used by residents; and
  - (ii) a minimum of 0.3 spaces per **dwelling unit** shall be used for visitor parking;
- (E) the maximum **lot coverage** is that which lawfully existed on the dated of the passage of this by-law;
- (F) they only uses permitted are:
  - (i) **apartment building**; and
  - (ii) **private-home day care**.

(340) Exception RA 340

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is 9.0 metres.
- (B) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The minimum separation distance between the **main walls** of two principal **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** shall 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** shall be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the spaces shall be located below grade; and
  - (ii) 0.125 spaces per **dwelling unit** shall be used as visitor parking; and
- (G) The maximum **lot coverage** is 20%.
- (H) A minimum 40% of the **lot area** shall be used for no other purpose than **landscaping**.
- (I) The minimum height is the lesser of 8 storeys and 26 metres.

(341) Exception RA 341

The lands subject to this exception shall comply with the following:

- (A) The minimum setback from the **front lot line** is 25 metres, measured from the original centre line of Bellamy Road;
- (B) the minimum setback from a **side lot line** or rear **lot** setback is a distance equal to 1/2 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** shall 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 provided they are located on the **first floor** and the total combined **interior floor area** these uses does not exceed 47 m<sup>2</sup>:
  - (i) **personal service shop**;
  - (ii) dry cleaning and laundry pick-up and delivery;
  - (iii) photographic pick-up and delivery; and
  - (iv) **retail store**.

(343) Exception RA 343

The lands subject to this exception shall comply with the following:

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Bellamy Road North is 9.0 metres; and
  - (ii) Grace Street is 6.0 metres
- (B) The minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**, except that the minimum setback from a **side lot line** parallel to Grace Street is 3.0 metres.
- (C) For **buildings** exceeding 3 storeys or 11.0 metres, **amenity space** shall be provided at a rate of 0.9 square metres per **dwelling unit**.
- (D) **Parking spaces** shall be provided at a minimum rate of 1.025 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 0.88 spaces per **dwelling unit** shall be used for residents parking; and
  - (ii) a minimum of 0.145 spaces per **dwelling unit** shall be used for visitor parking;
- (E) The maximum height of a **building** located within 34 metres of a **lot line** abutting Grace Street is the lesser of 3 storeys and 11.0 metres.
- (F) The maximum **lot coverage** is 33%.
- (G) a **retail store** is permitted in the **first floor** of the principal **building** provided total combined **interior floor area** does not exceed 42 square metres; and
- (H) these lands must comply with Prevailing By-law Section 955.10.(1078).

(344) Exception RA 344

The lands subject to this exception shall comply with the following:



- (A) **Amenity space** shall 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** shall be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 1.2 spaces per **dwelling unit** shall be used for resident parking; and
  - (ii) a minimum of 0.1 spaces per **dwelling unit** shall 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 setback from a **front lot line** is 3.0 metres.
- (G) The minimum setback from a **side lot line** is 1.0 metres.

(345) Exception RA 345

On these lands the following by-law prevails, being former City of North York by-law 28332.

(346) Exception RA 346

On these lands the following by-law prevails, being City of Toronto by-law 357-2003.

(347) Exception RA 347

On these lands the following by-law prevails, being former City of North York by-law 23835.

(348) Exception RA 348

On these lands the following by-laws prevail, being former City of North York by-laws 19340 and 19369.

(349) Exception RA 349

The lands subject to this exception must comply with Regulation 955.10.(544).

(350) Exception RA 350

On these lands the following by-law prevails, being former City of North York by-law 31619.

(351) Exception RA 351

On these lands the following by-laws prevail, being former City of North York by-laws 31347 and 31509.

(358) Exception RA 358

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts **street** is 3.0 metres;
- (C) The maximum height for a principal **building** or **structure** shall be the lesser of 17.0 metres and 4 storeys;
- (D) the minimum number of **parking space** shall 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** shall be located within a **building**; and
  - (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** shall 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.

(359) Exception RA 359

The lands subject to this exception shall comply with all the following:

- (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 setback from the northerly **lot line** is 60.0 metres;
- (C) a **soft landscape** strip having a minimum width of 1.5 metres shall be provided along the entire length of the northerly **lot line**;
- (D) **amenity space** shall be provided at a rate of 2.2 square metres per **dwelling unit**;
- (E) The maximum height for a principal **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**; and
- (F) the minimum number of **parking space** shall 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** shall be located within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be used for visitor parking; and
- (G) **parking spaces** for a **day nursery** shall be provided at a rate of 3 **parking spaces** per 100 sq. metres of **interior floor area** used for a **day nursery**;
- (H) the maximum **lot coverage** is 33%.

(360) Exception RA 360

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts **street** is 3.0 metres;
- (C) **Amenity space** shall be provided at a rate of 3.0 square metres per **dwelling unit**;
- (D) The maximum height for a principal **building** or **structure** is 38 metres measured vertically from the average elevation of the finished grade at the **front wall** of the **building** to the low part of the eaves at its intersection with the **main wall** of the **building**;
- (E) the minimum number of **parking spaces** shall 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** shall be located within a **building**
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be used for visitors parking; and
- (F) The maximum height of a **building** or **structure** is the lesser of 4 storeys and 14.0 metres;
- (G) the maximum **lot coverage** is 33%.
- (H) Matters to be provided pursuant to Section 36 of the Planning Act, 1983:
  - (i) The owner, at its expense, and in accordance with, and subject to, the agreements referred to in Section 2(2) herein, shall provide a cash contribution to the Corporation of the former City of Scarborough in the sum of Seventy Thousand Dollars (\$70,000.00) to be paid prior to the issuance of any **Building** Permits, to be used by the City towards the improvement and development of the Rouge Community Park; and the owner shall donate sculptures with a worth or value of Thirty Thousand Dollars (\$30,000.00).
  - (ii) The owner of the lands shall enter into one or more agreements with the Corporation of the former City of Scarborough pursuant to Section 36 of the Planning Act, 1983, to secure the matters referred to in Section 2(1) herein and which shall be registered on title of the lands to which this By-law applies prior to the issuance of any **Building** Permits.

(361) Exception RA 361

The lands subject to this exception shall comply with all the following:

- (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 Road, and;
  - (ii) a minimum of 7.5metres from Generation Boulevard.
- (C) the minimum setback from the **side lot lines** is 7.5 metres
- (D) the minimum 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** shall be setback from a **lot line** that abuts a **street** the greater of :
  - (i) 3.0metres; 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** shall be **landscaped**;
- (H) A wholly enclosed **building** used only for the storage of waste shall be setback 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 space** shall 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** shall be used for resident **parking spaces**; and
  - (ii) a minimum of 1.0 **parking space** per **dwelling unit** shall be used for visitor **parking spaces**; and
- (K) an area used for the parking or storage of a **vehicle** may be located in a yard abutting Generation Boulevard and Meadowvale Road if it is a minimum of 1.5 metres from all **lot lines**;
- (L) **amenity space** shall be provided at a rate of 46 square metres plus 0.9 square metres for each unit over 50 units.
- (M) a minimum 7.5 metre wide of land used for **soft landscaping** shall be located along the entire length of a any **lot line** that abuts Meadowvale Road.

(362) Exception RA 362

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts **street** is 25.0 metres
- (C) the minimum setback from the **side lot lines** is 12.0 metres
- (D) the minimum setback from the **rear lot line** is 12.0 metres
- (F) the maximum **lot coverage** is 18%.
- (G) all parts of a **building** located below grade and used for parking or storage of **vehicle** shall be setback from a **lot line** that abuts a **street** the greater of :
  - (i) 3.0metres; and
  - (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade.
- (H) a minimum of 42% of the **lot** shall be **landscaped**.
- (I) the maximum height of a **building** or **structure** shall be the lesser of 12 storeys and 38 metres
- (J) the minimum number of **parking space** shall be equal to 1.4 **parking spaces** per **dwelling unit**, and of the required **parking spaces** a minimum of 26% of the required **parking spaces** shall be surface parking;
- (K) **parking space** shall be permitted in any yard abutting a **street**

- (L) the minimum **parking space** dimensions which existed on the date of the enactment of the by-law apply
- (M) **amenity space** shall be provided at a rate of 9.6 square metres per **dwelling unit**.

(363) Exception RA 363

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts:
  - (i) Meadowvale Road is 18.0 metres
  - (ii) Dean Park Road is 12.0 metres
  - (iii) Braymore Boulevard is 9.0 metres
  - (iv) any other **street** is 7.5 metres
- (E) The minimum setback from a side or **rear lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**
- (F) The minimum separation between **buildings** on a **lot** is equal to 1/2 the total height of the two **buildings**
- (G) the maximum **lot coverage** is 17%;
- (H) **amenity space** shall be provided in each **building** at a rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50 units in that **building**.
- (I) all parts of a **building** located below grade and used for parking or storage of **vehicle** shall be setback from a **lot line** that abuts a **street** the greater of :
  - (i) 3.0metres; and
  - (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade.
- (J) The minimum area used for **soft landscaping** shall not be less than an area equal to 45% of the **gross floor area** of all **buildings** on the **lot**;
  
- (L) A 1.5 metre wide **landscaping** strip shall be provided along the entire length of the **lot line** abutting Meadowvale Road.
- (M) a **landscape** strip having a minimum width of 1.5 metres shall be provided along the entire length of the northerly **lot line**
- (N) **Parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit** of which:
  - (i) a minimum of 0.7 **parking spaces** per **dwelling unit** are to be located in a principal **building**; and
  - (ii) a minimum of 0.2 per **parking spaces** **dwelling unit** are to be located at grade and used for visitor parking.

(364) Exception RA 364

The lands subject to this exception shall comply with all the following:

- (A) The maximum number of **dwelling units** permitted is the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law.
- (B) The minimum setback from a **lot line** that abuts **street** is 3.0 metres;
- (C) **Amenity space** shall be provided at a rate of 3.0 square metres per **dwelling unit**;
- (D) for a **building** or **structure**:
  - (i) the minimum height is 4 storeys; and
  - (ii) the maximum height is the lesser of 13 storeys and 42 metres; and
- (E) **Parking spaces** shall be provided at a rate of 1.4 **parking spaces** per **dwelling unit**, of which;
  - (i) a minimum of 1.2 **parking space** per **dwelling unit** shall be within a **building**; and

- (ii) a minimum of 0.2 spaces per **dwelling unit** shall be used for visitor parking; and
- (F) the maximum **lot coverage** is 33%.

(365) Exception RA 365

The lands subject to this exception shall comply with all the following:

- (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 setback from a **lot line** that abuts a **street** is 3.0 metres
- (C) The minimum setback from a **lot line** that abuts a **street** for underground **structures** is 1.0 metre
- (B) The minimum setback from a **lot line** that abuts an Open Space z one category is 15.0 metres
- (C) The minimum setback from a **lot line** that abuts an Open Space z one category for underground **structures** is 0.0 metres
- (D) the maximum **lot coverage** is 45%.
- (E) **Amenity space** shall be provided at a rate of 1.0 square metres per **dwelling unit**.
- (F) No open balconies shall be permitted to face the westerly **lot line**
- (G) The maximum height for a principal **building** or **structure**:
  - (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 Avenue 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 Avenue East 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 Avenue East
  - (ii) 54.0 metres in all other cases
- (H) the second floor contained in **dwelling units** located on the ninth **storey** in the **buildings** shall be considered as one story in total
- (I) **Parking spaces** shall be provided at a rate of 1.4 **parking spaces** per apartment **dwelling unit**?
  - (i) a minimum of 1.2 **parking space** per **dwelling unit** shall within a **building**
  - (ii) a minimum of 0.2 spaces per **dwelling unit** shall be for visitors
- (J) **Parking spaces** shall be provided at a rate of 2.0 **parking spaces** per **dwelling unit**
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall within a **building**
  - (ii) a minimum of 1.0 **tandem parking space** per dwelling unit

(366) Exception RA 366

On these lands the following by-laws prevail, being former City of North York by-laws 29075, 31617 and 32063.

(367) Exception RA 367

On these lands the following by-law prevails, being former City of North York by-law 29075.

(368) Exception RA 368

On these lands the following by-law prevails, being former City of North York by-law 32230.

(369) Exception RA 369

On these lands the following by-law prevails, being former City of North York by-law 32737.

(370) Exception RA 370

On these lands the following by-law prevails, being former City of North York by-law 19951.

(371) Exception RA 371

On these lands the following by-laws prevail, being former City of North York by-laws 14249 and 32077.

(372) Exception RA 372

On these lands the following by-laws prevail, being former City of North York by-laws 32474 and 31841.

(373) Exception RA 373

On these lands the following by-laws prevail, being former City of North York by-laws 21147 and 21247.

(374) Exception RA 374

On these lands, Section 64.20-A(6) of the City of North York Zoning By-law 7625 prevails.

(375) Exception RA 375

The lands subject to this exception shall comply with all the following:

a **retail store**, having a floor space not in excess of 65.03m<sup>2</sup>, may be located within a **building** situated on the lands described as Block "B", Plan 7012, provided that no advertising signs shall be affixed to the exterior walls of the said **retail store**.

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in chapter 10. 60.

(376) Exception RA 376

On these lands the following by-law prevails, being former City of North York by-law 32429.

(377) Exception RA 377

On these lands the following by-law prevails, being former City of North York by-law 30407.

(378) Exception RA 378

On these lands the following by-laws prevail, being former City of North York by-laws 14863, 28211, 28241, 28453, and 31172.

(379) Exception RA 379

The lands subject to this exception must comply with Regulation 955.10.(543).

(380) Exception RA 380

The lands subject to this exception must comply with Regulation 955.10.(543).

(381) Exception RA 381

The lands subject to this exception must comply with Regulation 955.10.(257).

(382) Exception RA 382

The lands subject to this exception must comply with Regulation 955.10.(258).

(383) Exception RA 383

The lands subject to this exception must comply with Regulation 955.10.(259).

(384) Exception RA 384

- The lands subject to this exception must comply with Regulation 955.10.(260).
- (385) Exception RA 385  
The lands subject to this exception must comply with Regulation 955.10.(261).
- (386) Exception RA 386  
The lands subject to this exception must comply with Regulation 955.10.(262).
- (387) Exception RA 387  
The lands subject to this exception must comply with Regulation 955.10.(173).
- (388) Exception RA 388  
The lands subject to this exception must comply with Regulation 955.10.(263).
- (389) Exception RA 389  
The lands subject to this exception must comply with Regulation 955.10.(264).
- (390) Exception RA 390  
The lands subject to this exception must comply with Regulation 955.10.(265).
- (391) Exception RA 391  
The lands subject to this exception must comply with Regulation 955.10.(266).
- (392) Exception RA 392  
The lands subject to this exception must comply with Regulation 955.10.(267).
- (393) Exception RA 393  
The lands subject to this exception must comply with Regulation 955.10.(268).
- (394) Exception RA 394  
The lands subject to this exception must comply with Regulation 955.10.(269).
- (395) Exception RA 395  
The lands subject to this exception must comply with Regulation 955.10.(270).
- (396) Exception RA 396  
The lands subject to this exception must comply with Regulation 955.10.(271).
- (397) Exception RA 397  
The lands subject to this exception must comply with Regulation 955.10.(272).
- (398) Exception RA 398  
The lands subject to this exception must comply with Regulation 955.10.(273).
- (399) Exception RA 399  
The lands subject to this exception must comply with Regulation 955.10.(274).
- (400) Exception RA 400  
On these lands the following by-law prevails, being former City of North York by-law 30509.

(401) Exception RA 401

The lands subject to this exception must comply with Regulation 955.10.(275).

(402) Exception RA 402

The lands subject to this exception must comply with Regulation 955.10.(276).

(403) Exception RA 403

On these lands the following by-law prevails, being City of Toronto by-law 693-2004.

(404) Exception RA 404

On these lands the following by-laws prevail, being former City of North York by-laws 27269, and 27144.

(405) Exception RA 405

The lands subject to this exception shall comply with the following:

the lands may be used for a 14 **storey**, 13 suite **apartment building**

- (a) **Gross Floor Area** shall not exceed 38,000 sq.ft.
- (b) a minimum of 40 **parking spaces** shall be provided, all of which shall be underground
- (c) 10,000sq.ft of **landscaped** are be provided and consist of at least lawn and ornamental shrubs maintained in a healthy growing condition, neat and orderly in appearance

(406) Exception RA 406

On these lands the following by-law prevails, being former City of North York by-law 26370.

(407) Exception RA 407

On these lands the following by-laws prevail, being former City of North York by-laws 23063, and 22255.

(408) Exception RA 408

On these lands the following by-law prevails, being City of Toronto by-law 69-2000.

(409) Exception RA 409

On these lands the following by-laws prevail, being former City of North York by-laws 23063, and 22255.

(410) Exception RA 410

On these lands the following by-laws prevail, being former City of North York by-laws 23063, 22255, 26936, and 27549.

(411) Exception RA 411

The lands subject to this exception shall comply with the following:

a **retail store** is permitted on the ground floor or below grade of the **building** located on Block D2, Plan M-834, provided that :

- (a) the floor area of the store shall not exceed 41.8m<sup>2</sup>
- (b) no direct access to the store from the exterior of the **building**
- (c) no sign advertising the store erected on the lands or affixed to the **building**
- (d) the goods to be sold be limited to day-to-day convenience items such as milk, bread, but not fresh fruit and vegetables



(e) no electronic video games or other such amusement machines be located in the store.

(412) Exception RA 412

The lands subject to this exception shall comply with the following:

a **retail store** is permitted on the ground floor of an **apartment building** provided that:

- (a) the floor area of the **retail store** shall not exceed 98.5 m<sup>2</sup>.
- (b) there shall be no access from the exterior of the **building**
- (c) no sign advertising the site shall be erected or affixed to the exterior or the interior so as to be visible from any of the adjacent street

(413) Exception RA 413

The lands subject to this exception shall comply with the following:

The lands may be used for the purpose of an **apartment building** having a westerly **side yard** of not less than 10.66m and a **rear yard** of not less than 10.97m with **retail stores** occupying not more than 464.5m<sup>2</sup> on the ground floor.

(414) Exception RA 414

On these lands the following by-laws prevail, being former City of North York by-laws 28182, 29398 and 30208.

(415) Exception RA 415

On these lands the following by-laws prevail, being former City of North York by-laws 28394, and 28643.

(416) Exception RA 416

On these lands the following by-laws prevail, being former City of North York by-laws , 23874, 28644, 23063, and 22255.

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in chapter 10. 60.

(417) Exception RA 417

On these lands the following by-laws prevail, being former City of North York by-laws 23395, 23063, and 22255.

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in chapter 10. 60.

(418) Exception RA 418

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 21769.

(419) Exception RA 419

On these lands the following by-law prevails, being former City of North York by-law 32340.

(420) Exception RA 420

The lands subject to this exception shall comply with the following:

(A) **Lot Requirements**

(i) the minimum **lot frontage** is 120 metres.

(B) **Building** Requirements

(i) the maximum height of an **apartment building** is 6 storeys, not including a mechanical floor;

(ii) the maximum **floor space index** is 2.5;

(iii) the minimum **front yard setback** is 2.0 metres;

(iv) the minimum **rear yard setback** is 10.0 metres;

(v) the minimum east **side yard setback** is 3.0 metres; and

(vi) the minimum west **side yard setback** is 5.0 metres;

(C) **Landscaping** Requirements

(i) the minimum area of the **lot** to be used as **landscaping** is 21%; and

(ii) the minimum indoor **amenity space** provided and maintained is 680 square metres;

(D) **Parking** Requirements

(i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**;

(ii) the minimum number of visitor **parking spaces** is 18; and

(iii) all the **parking spaces** shall be located underground with the exception of 2 surface **parking spaces** reserved for visitors parking and the additional 16 visitor **parking spaces** are to be located on the upper level of the underground **parking garage**.

(E) **Loading** Requirements

(i) the minimum number of on-site **loading spaces** is 1.

(F) **Additional** Requirements

(i) the minimum width of all two-way **driveways** for **vehicle** access to and from the lands is 6.0 metres; and

(ii) all walkways and all interior and exterior accesses to the **apartment building** are to be accessible by wheelchair.

(421) Exception RA 421

The lands subject to this exception shall comply with the following:

(A) **Building** Types

(i) **apartment buildings** and a **community centre** are permitted; and

(ii) no **ancillary buildings** are permitted, except for recreational or security purposes.

(B) **Lot** Requirements

(i) the minimum **lot frontage** is 167.0 metres.

(C) **Building** Requirements

(i) the maximum number of **apartment buildings** is 2;

(ii) the maximum height of each of the **apartment buildings** is 20 storeys, not including a mechanical floor or **parking garage** floors;

(iii) the maximum **floor space index** is 3.0;

(iv) the **gross floor area** of the **community centre** is 360 square metres; and

(v) the minimum setbacks are as shown on Schedule x to this exception;

scan of Schedule B to bylaw 1318-88

(D) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 21%; and
- (ii) the minimum indoor **amenity space** provided and maintained is 800 square metres.

(E) Parking Requirements

- (i) the minimum on-site **parking space** rate is 1.00 for each **dwelling unit**;
- (ii) the minimum number of **parking spaces** reserved for the **community centre** is 8; and
- (iii) the 8 **parking spaces** reserved for the **community centre** are to be located on the surface.

(F) Additional Requirements

- (i) two **vehicle** access points are permitted, the primary access point is from Bellevue Crescent and the secondary access point is from Wilby Crescent;
- (ii) the minimum width of all two-way **driveways** for **vehicle** access to and from the lands is 6.0 metres; and
- (iii) all walkways and all interior and exterior accesses to the **apartment building** are to be accessible by wheelchair.

(423) Exception RA 423

The lands subject to this exception shall comply with the following:

(A) **Building** Types

- (i) a maximum of 2 **apartment buildings** is permitted; and
- (ii) a **building** used for recreational purposes.

(B) **Lot** Requirements

- (i) the minimum **lot frontage** is 197.0 metres.

(C) **Building** Requirements

- (i) the maximum height of each of the **apartment buildings** is 26 storeys, not including a mechanical floor or **parking garage** floors;
- (ii) the maximum height of the **building** used for recreational purposes is 1 **storey**;
- (iii) the minimum setback of the **building** used for recreational purposes from Weston Road is 45 metres;
- (iv) the **building** used for recreational purposes is to provide 1 or 2 swimming pool(s) which total area of the pool(s) is 232 square metres; recreational rooms or children's nursery which total area is 185 square metres; and the indoor or outdoor **amenity space** is 3,075 square metres for each **apartment building**;
- (v) each **apartment building** may have 1 office having a maximum size of 92 square metres; and which is located on the **first floor**; and
- (vi) the minimum setbacks are as shown on Schedule x to this exception;

scan of Schedule B to bylaw 865

- (vii) the minimum separation distance between the 2 **apartment buildings** is 60.0 metres;
- (viii) the minimum separation distance between the northern most **apartment building** and the railway corridor to the east is 15 metres;

(D) **Landscaping** Requirements

- (i) the minimum area of the subject lands to be used as **landscaping** is 29%;

(E) Parking Requirements

- (i) 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**; and
- (ii) all surface **parking spaces** are reserved for visitors parking and all remaining required visitors **parking spaces** are to be on the upper level of the underground **parking garage**.

(F) Additional Requirements

- (i) each **apartment building** must have 1 **vehicle** access from Weston;
- (ii) the southern most **apartment building** may have 1 **vehicle** access from Wright Avenue;
- (iii) the maximum height of a decorative masonry wall erected and maintained along the north eastern boundary of the lands adjoining the railway corridor is 1.8 metres; and
- (iv) no below grade **structure** is to have a greater depth than the setback of such **structure** from the **street** line of Weston Road.?

(424) Exception RA 424

On these lands the following by-laws prevail, being former City of North York by-laws 25937 and 26244.

(425) Exception RA 425

On these lands the following by-law prevails, being former City of North York by-law 25740.

(426) Exception RA 426

On these lands the following by-laws prevail, being former City of North York by-laws 28107 and 26570.

(427) Exception RA 427

On these lands the following by-laws prevail, being former City of North York by-laws 30894, 27213, and 27162.

(428) Exception RA 428

On these lands the following by-laws prevail, being former City of North York by-laws 24306, 22843.

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in chapter 10. 60.

(429) Exception RA 429

On these lands the following by-law prevails, being former City of North York by-law 27090.

(430) Exception RA 430

On these lands the following by-laws prevail, being former City of North York by-laws 20495 and 20462.

(431) Exception RA 431

On these lands the following by-law prevails, being City of Toronto by-law 32-2007(OMB).

(432) Exception RA 432

On the lands subject to this exception the following shall be permitted:

a portion of the **apartment building** may be used for the purpose of a convenience store subject to the following:

- (a) that the maximum permitted floor area devoted to the store shall be 44m<sup>2</sup>
- (b) that the said store shall be located on the ground floor only
- (c) That no external signage advertising the store
- (d) that a minimum of one surface **parking space** be provided

(e) all other provisions

(433) Exception RA 433

On the lands subject to this exception the following shall be permitted:

(A) **Building** Types

- (i) a **9 storey apartment building** with a maximum of 60 **dwelling units** at 29 Church Street;
- (ii) a **6 storey apartment building** with a maximum of 41 **dwelling units** at 36 Church Street; and
- (iii) two **27 storey apartment buildings** with a maximum of 212 **dwelling units** with each of the 2 **apartment buildings** at 2450-2460 Weston Road.

(434) Exception RA 434

The lands subject to this exception shall comply with the following:

(A) **Building** Types

- (i) the only permitted **building** type is an **apartment building**.

(B) **Lot** Requirements

- (i) the minimum **lot frontage** is 59 metres.

(C) **Building** Requirements

- (i) the maximum **floor space index** is 2.00;
- (ii) the minimum **front yard setback** is 7.6 metres;
- (iii) the minimum **rear yard setback** is 7.6 metres;
- (iv) the minimum **side yard setback** is half the height of the **apartment building** or 7.6 metres, which ever is greater; and
- (v) the minimum distance between any **parking space** and the **apartment building** is 3.0 metres.

(D) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 25%.

(E) **Parking** Requirements

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**; and
- (ii) the minimum number of **parking spaces** to be within an enclosed **building** is 50%.

(435) Exception RA 435

The lands subject to this exception shall comply with the following:

(A) **Building** Types

- (i) the only permitted **building** type is an **apartment building**.

(B) **Lot** Requirements

- (i) the minimum **lot frontage** is 45.0 metres.

(C) **Building** Requirements

- (i) the maximum height of the **apartment building** is 21.3 metres;
- (ii) the maximum **floor space index** is 2.16;
- (iii) the minimum **front yard setback** is 7.6 metres;

- (iv) the minimum **rear yard setback** is 7.6 metres;
- (v) the minimum north **side yard setback** is 11.5 metres;
- (vi) the minimum south **side yard setback** is 10.6 metres; and
- (vii) the minimum distance between any **parking space** and the **apartment building** is 3.0 metres.

(D) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 25%.

(E) **Parking** Requirements

- (i) the minimum on-site **parking space** rate is 1.25 for each **dwelling unit**; and
- (ii) the minimum number of **parking spaces** to be within an enclosed **building** is 50%.

(436) Exception RA 436

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.60.1, being former City of York by-law 200.

(437) Exception RA 437

On these lands the following by-law prevails, being former City of North York by-law 32539.

In addition to the uses permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in chapter 10. 60.

(438) Exception RA 438

The lands subject to this exception shall comply with the following:

(A) **Lot** Requirements

- (i) the minimum **lot frontage** is 75.0 metres;

(B) **Building** Requirements

- (i) the maximum height of an **apartment building** is 13 storeys, not including a mechanical floor;
- (ii) the minimum yard setbacks are as shown on Schedule x (Schedule B of bylaw 1566-73 to be scanned)

(C) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 29%; and
- (ii) the minimum **amenity space** provided and maintained is 1,000 square metres, which shall include a 55 square metre children's recreational room located in the **apartment building**.

(D) **Parking** Requirements

- (i) 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**; and
- (ii) all the required visitors **parking spaces** are to be located underground on the upper **parking garage** level.

(E) **Additional** Requirements

- (i) not more than 1 **driveway** for **vehicle** access to the lands is permitted from Weston Road;
- (ii) the minimum distance of the **driveway** from the northwest limit of the lands is 45 metres; and
- (iii) the maximum height of a solid brick wall erected along the northerly property line for a distance of 22 metres from the widened Weston Road street allowance is 1.2 metres.

(439) Exception RA 439

The lands subject to this exception shall comply with the following:

(A) **Building** Requirements

- (i) the maximum height of an **apartment building** is 21 storeys;
- (ii) the maximum **floor space index** is 3.25;
- (iii) the minimum **front yard setback** is 10.5 metres;
- (iv) the minimum **rear yard setback** is 6.0 metres;
- (v) the minimum west **side yard setback** is 55.0 metres; and
- (vi) the minimum east **side yard setback** is 7.0 metres;

(B) **Landscaping** Requirements

- (i) the minimum area of the **lot** to be used as **landscaping** is 25%; and
- (ii) the minimum **amenity space** provided and maintained for such purposes as children's play areas, swimming pools, and games rooms is 1,650 squares metres.

(C) **Parking** Requirements

- (i) 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**; and
- (ii) all the required on-site **parking spaces** are to be located underground, with the required visitors **parking spaces** located on the upper **parking garage** level.

(D) **Ancillary Buildings**

- (i) **ancillary buildings** are not permitted.

(E) **Additional Requirements**

- (i) the minimum width of access **driveways** and ramps is 6.0 metres;
- (ii) **vehicle** access to and from the underground **parking garage** is restricted to 1 access from Weston Road; and
- (iii) the **dwelling units** facing Weston Road are to contain individual-unit central air conditioning systems, and the remaining **dwelling units** are to be designed to allow for the installation of window-mounted air conditioning units.

(440) Exception RA 440

On these lands the following by-law prevails, being former City of North York by-law 336-2001(OMB).

(441) Exception RA 441

On these lands the following by-law prevails, being former City of North York by-law 21769.

(442) Exception RA 442

On these lands the following by-law prevails, being former City of North York by-law 21899.

(443) Exception RA 443

The lands subject to this exception must comply with Regulation 955.10.(548).

(444) Exception RA 444

The lands subject to this exception must comply with Regulation 955.10.(306).

(445) Exception RA 445 and (H)

The lands subject to this exception must comply with Regulation 955.10.(344).

(446) Exception RA 446

The lands may be used for four **apartment buildings** with a total of a maximum of 1368 **dwelling units**.

The upper **basement** level of the **apartment building** known as 55 Emmett Avenue may be used for certain commercial uses.

The lands subject to this exception must comply with Regulation 955.1(345).

(447) Exception RA 447

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 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** shall be used for **dwelling units**;
- (E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek;
- (F) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **parking spaces** shall be provided at a rate of 1.25 **parking spaces** per **dwelling unit**.

(448) Exception RA 448

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
  - (ii) Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 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** shall be used for **dwelling units**; and
- (E) the elevation of the **basement** floor shall be a minimum of 3.5 metres higher than the invert of Massey Creek.

(449) Exception RA 449

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the following uses are also permitted:
  - (i) office; and
  - (ii) place of worship

(450) Exception RA 450

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;



- (B) the minimum setback from a **lot line** that abuts the **street** is 19.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a 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 setback from the **rear lot line** is 21.0 metres

(452) Exception RA 452

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** permitted is equal to 1 **dwelling unit** for each 45 square metres of **lot area**;
- (B) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the maximum **lot coverage** is 25%; and
- (E) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

(453) Exception RA 453

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (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.

(454) Exception RA 454

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 30%.

(455) Exception RA 455

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 4.0 metres;
- (C) the maximum **lot coverage** is 40%;
- (D) the maximum height for a principal **building** or **structure** is the lesser of 4.0 storeys and 14 metres;
- (E) an enclosed refuse storage room shall be provided on the site.

(456) Exception RA 456

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is
  - (i) where the **lot line** abuts a **lot** in a RD or RS zone the greater of:
    - (a) 15 metres; and
    - (b) a distance equal to 1/2 the height of the **building**; and
  - (ii) in all other cases a distance equal to 1/2 the height of the **building**;
- (C) indoor **amenity space** shall be provided at a 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** shall be used for no other purpose than **landscaping**;
- (F) resident **parking spaces** shall be provided at a rate of 0.74 for each **dwelling unit** and shall be located below ground;
- (G) visitor **parking space** shall be provided at a rate of 0.12 for each **dwelling unit**;
- (H) educational training facilities are permitted provided:
  - (i) the maximum **interior floor area** used in not more than 812.0 square metres;
  - (ii) it is only located in the **basement**; and
  - (iii) **parking spaces** are provided at a rate of 3 for each 100 square metres used for educational training facilities

(457) Exception RA 457

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** of all **buildings** shall not be more than 1.5 times the **lot area**;
- (B) the minimum setback from a **lot line** that abuts Eglinton Avenue is 36 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the minimum 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 1/2 the total combined height of the two **buildings**;
- (F) indoor **amenity space** shall be provided at a 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** shall be used for no other purpose than **landscaping**;
- (I) **parking spaces** shall be provided at a rate of 1.125 for each **dwelling unit**; and
- (J) of the required **parking spaces**:
  - (i) a minimum of 75 % shall be located underground; and
  - (ii) a minimum of 11 % shall be used only for visitor parking.

(458) Exception RA 458

The lands subject to this exception must comply with Regulation 955.10.(305).

(459) Exception RA 459

The lands subject to this exception shall comply with the following:

- (A) Permitted Uses
  - (i) commercial uses limited to a **retail store; eating establishment, personal service shop, financial institution,** or medical office.
- (B) **Building Types**
  - (i) the maximum number of **apartment buildings** is 4; and
  - (ii) a **building** used for the commercial uses.
- (C) **Building Requirements**
  - (i) the maximum number of **dwelling units** permitted in the 4 **apartment buildings** is 1,079;
  - (ii) the maximum height of an **apartment building** is 21 storeys, not including mechanical floors;
  - (iii) the maximum height of the commercial **building** is 1 **storey**;
  - (iv) the maximum area of the commercial **building** is 930 square metres;
  - (v) the minimum **amenity space** to be provided and maintained at each of the 4 **apartment buildings** is 3,400 square metres, which shall include a children's nursery having a minimum area of 93 square metres and a swimming pool having a minimum size of 111 square metres;
  - (vi) each **apartment building** may have 1 office having a maximum size of 92 square metres; and which is located on the **first floor**; and
  - (vii) 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.
- (D) **Landscaping Requirement**
  - (i) the minimum area of the subject lands to be used as **landscaping** is 35%;
- (E) **Parking Requirements**
  - (i) the minimum on-site **parking space** rate is 1.00 for each **dwelling unit**;
  - (ii) the minimum on-site visitors **parking space** rate is 1.00 for every 8 **dwelling units**; and
  - (iii) the minimum number of on-site **parking spaces** to be provided for customers of the **building** used for commercial uses is 15;
  - (iv) the minimum number of on-site **parking spaces** to be provided for employees of the **building** used for commercial uses is 20 to be provided in the underground **parking garage**; and
  - (iv) all surface **parking spaces** are reserved for visitors parking.
- (F) **Additional Requirements**
  - (i) access to and from the subject lands shall be limited to the westerly extension of East Drive.

(460) Exception RA 460

On these lands the following by-law prevails, being former City of North York by-law 28926.

(461) Exception RA 461

The lands subject to this exception must comply with Regulation 955.10.(303).

(462) Exception RA 462

The lands subject to this exception must comply with Regulation 955.10.(304).

(463) Exception RA 463

On these lands the following by-laws prevail, being former City of North York by-laws 25537, 26552.

(464) Exception RA 464

The lands subject to this exception must comply with Regulation 955.10.(307).

(465) Exception RA 465

The lands subject to this exception must comply with Regulation 955.10.(340).

(466) Exception RA 466

The lands subject to this exception must comply with Regulation 955.10.(298).

(467) Exception RA 467

The lands subject to this exception must comply with Regulation 955.10.(299).

(468) Exception RA 468

The lands subject to this exception must comply with Regulation 955.10.(300).

(469) Exception RA 469

The lands subject to this exception must comply with Regulation 955.10.(301).

(470) Exception RA 470

The lands subject to this exception must comply with Regulation 955.10.(302).

(471) Exception RA 471

The lands subject to this exception must comply with Regulation 955.10.(341).

(472) Exception RA 472

The lands subject to this exception must comply with Regulation 955.10.(308).

(473) Exception RA 473

The lands subject to this exception must comply with Regulation 955.10.(174).

(474) Exception RA 474

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (D) the maximum **lot coverage** is 33%.

(475) Exception RA 475

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (B) the minimum setback 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 principal **building** and the **lot line** abutting a **street**.

(476) Exception RA 476

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (B) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (C) the maximum **lot coverage** is 30%.

(477) Exception RA 477

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum setback from the **side lot line** is:
  - (i) 6.0 metres from the western **lot line**
  - (ii) 10.0 metres from the eastern **lot line**;
- (C) indoor **amenity space** shall be provided at a rate of 2 square metres per **dwelling unit**;
- (D) required parking shall be provided on the following basis:
  - (i) a minimum of 0.5 **parking spaces** per **dwelling unit** for a senior citizen apartment unit
  - (ii) a minimum of 1.2 **parking spaces** per **dwelling unit** for all other **dwelling unit** types;
- (E) the minimum setback from the **rear lot line** is 11.0 metres;
- (F) the maximum height for a principal **building** or **structure** is:
  - (i) 21.0 metres
  - (ii) 7 storeys, excluding mechanical and stairwell penthouses;
- (G) the maximum **lot coverage** is 33%; and
- (H) matters to be provided pursuant to Section 37 of the Planning Act R.S.O. 1990, c.P. 13, as amended:
  - (i) the Owner of the lands shall enter into one or more Agreements satisfactory to the City of Toronto, to secure the following facilities, services and matters:
    - (a) prior to issuance of the first **building** permit, the owner shall make a cash contribution to the City, in the amount of \$56,000 for **parks** improvements to Clairlea Park which contribution shall be in addition to any other contribution made or required to be made pursuant to Section 42 of the Planning Act.

(478) Exception RA 478

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts St. Clair Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (D) the maximum **lot coverage** is 30%.

(479) Exception RA 479

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue 3.0 metres;
- (B) the minimum setback from a **lot line** that abuts St. Clair Avenue is 9.0 metres;
- (C) the minimum setback from a **lot line** for a **building** is:
  - (i) 1.9 metres if the **lot line** abuts a **lot** in a 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 is to 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 a RD zone; and
- (ii) the lesser of 5 storeys and 17.0 metres in all other cases;
  - 5 storeys
- (F) a minimum **landscaping** strip of 1.9 metres shall be provided along the **lot line** that abuts a RD zone;
- (G) despite anything in this By-law, maximum **lot coverage** does not apply;
- (H) **parking spaces** shall be provided at a rate of 1.6 spaces per **dwelling unit**.
- (I) of the required parking:
  - (i) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
  - (ii) a minimum of 2 **parking spaces** shall be enclosed and arranged in tandem for each **dwelling unit** containing an integral garage;
- (J) minimum dimensions for an enclosed **parking space** within an integral garage shall be 3.0 metres in width by 6.0 metres in length; and
- (K) matters to be provided pursuant to Section 37 of the Planning Act:
  - (a) the owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (b) herein shall provide the following facilities, services and matters as follows:
    - (i) financial contribution to the City of Toronto in the amount of \$79,200.00 toward improvements to Stanford Park, Edge Park and Tiago Daycare.
  - (b) the owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters referred to in Section (1)(a) herein and which shall be registered on title to the lands to which this By-law applies.

(480) Exception RA 480

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts:
  - (i) a **street** is 7.5 metres
  - (ii) Victoria Park Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback 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 m of **Lot** 78, Registered Plan 1859, the minimum setback from a **lot line** that abuts Pitt Avenue is 7.5 metres.

(481) Exception RA 481

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 18.0 metres, measured from the original centreline of the **street**;
- (B) required resident parking shall be provided as enclosed **parking spaces**;
- (C) a minimum total of 3 **parking spaces** shall be provided for visitors;
- (D) the minimum setback from a **side lot line** is 6.0 metres;
- (E) the minimum setback from a **rear lot line** is 5.7 metres; and
- (F) the maximum **lot coverage** is 33%.

(482) Exception RA 482

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** that abuts:
  - (i) a **street** is 7.5 metres
  - (ii) Pharmacy Avenue is 22.0 metres, measured from the centerline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback between **buildings** on the **lot** is the height of the **buildings**; and
- (D) the maximum **lot coverage** is 30%.

(483) Exception RA 483

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 31.0 metres, measured from the original centerline of the **street**;
- (B) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
  - (i) a minimum of 88% shall be enclosed spaces
  - (ii) a minimum of 11% shall be for visitor parking which spaces shall be located between the **lot line** that abuts the **street** and the principal **building**;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**
  - (i) **landscaping** shall include all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** a distance equal to 1/2 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 setback from a **lot line** that abuts:
  - (i) an ON or I zone is 16.5 metres
    - (a) a corner of the principal **building**, on the date of the enactment of this By-law, may remain with a lesser setback;
  - (ii) any other zone is the setback existing on the date of the enactment of this By-law;
- (I) indoor **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (J) indoor **amenity space** may be located within the principal **building** or within separate **buildings** on the **lot**;
- (K) the minimum setback between **buildings** on the **lot** is 1/2 the total sum of the height of the **buildings**
  - (i) a setback existing between **buildings** on the date of the enactment of this By-law is the minimum setback permitted; and
- (L) the following use is also permitted:
  - (i) **day nursery**;
    - (a) the maximum **gross floor area** is 140 square metres.

(484) Exception RA 484

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 31.0 metres, measured from the original centerline of the **street**;
- (B) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;

- (C) of the required **parking spaces**:
  - (i) a minimum of 88% shall be enclosed spaces
  - (ii) a minimum of 11% shall be for visitor parking which shall be located between the **lot line** abutting the **street** and the principal **building**;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**
  - (i) **landscaping** shall include all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** a distance equal to 1/2 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 minimum setback from a **lot line** that abuts:
  - (i) an ON or I zone is 16.5 metres
    - (a) a corner of the principal **building**, on the date of the enactment of this By-law, may remain with a lesser setback;
  - (ii) any other zone is the setback existing on the date of the enactment of this By-law;
- (H) indoor **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit**
- (I) indoor **amenity space** may be located within the principal **building** or within separate **buildings** on the **lot**;
- (J) the minimum setback between **buildings** on the **lot** is 1/2 the total sum of the height of the **buildings**
  - (i) the setback existing between **buildings** on the date of the enactment of this By-law is the minimum setback permitted.

(485) Exception RA 485

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 31.0 metres, measured from the original centerline of the **street**;
- (B) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
  - (i) a minimum of 88% shall be enclosed spaces
  - (ii) a minimum of 11% shall be for visitor parking which shall be located between the **lot line** that abuts the **street** and the principal **building**;
- (D) the maximum **lot coverage** is 15%;
- (E) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**
  - (i) **landscaping** shall include all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** a distance equal to 1/2 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 setback from a **lot line** that abuts:
  - (i) an ON or I zone is 16.5 metres
    - (a) a corner of the principal **building**, on the date of the enactment of this By-law, may remain with a lesser setback;
  - (ii) any other zone is the setback existing on the date of the enactment of this By-law;
- (I) indoor **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit**
- (J) indoor **amenity space** may be located within the principal **building** or within separate **buildings** on the



**lot;** and

- (K) the minimum setback between **buildings** on the **lot** is  $\frac{1}{2}$  the total sum of the height of the **buildings**
- (i) a separation existing between **buildings** on the date of the enactment of this By-law is the minimum separation permitted.

(486) Exception RA 486

The lands subject to this exception shall comply with all the following:

- A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) a minimum of 92 square metres of indoor **amenity space** shall be provided on the **first floor**;
- (F) the minimum setback from the **rear lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (G) the maximum **lot coverage** is 33%; and
- (H) the maximum height for a principal **building** or **structure** is 6 storeys.

(487) Exception RA 487

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Ellesmere Road is 30.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) a minimum of 92 square metres of indoor **amenity space** shall be provided on the **first floor**; and
- (F) the maximum **lot coverage** is 33%.

(488) Exception RA 488

The lands subject to this exception must comply with Regulation 955.10.(346).

(489) Exception RA 489

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (C) the elevation of the **basement** floor shall 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** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(490) Exception RA 490

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and

(D) the maximum **lot coverage** is 33%.

(491) Exception RA 491

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the minimum setback from a **rear lot line** is 13.5 metres;
- (D) indoor **amenity space** shall be provided at a 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** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit** and a minimum of 50% of the required **parking space** shall be located below grade
  - (i) visitor **parking spaces** shall be provided at a rate of 0.11 per **dwelling unit**;
- (F) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**; and
- (G) the maximum **lot coverage** is 18%.

(492) Exception RA 492

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the elevation of the **basement** floor shall 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** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(493) Exception RA 493

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts **street** is 16.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) the elevation of the **basement** floor shall 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** shall be used for **dwelling units**; and
- (E) the maximum **lot coverage** is 33%.

(494) Exception RA 494

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) **parking spaces** shall be provided at a rate of 1.4 **parking spaces** per **dwelling unit**
  - (i) a minimum of 1.2 **parking space** per **dwelling unit** shall be for resident parking
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be for visitor parking;
- (D) the minimum **parking space** dimensions shall be 2.7 metre in width by 5.3 metres in length;
- (E) the maximum height for a principal **building** or **structure** is 14.0 metres; and
- (F) no maximum **lot coverage** applies.

(495) Exception RA 495

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%; and
- (E) the following use is also permitted:
  - (i) a greenhouse.

(496) Exception RA 496

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(497) Exception RA 497

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue 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** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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** shall be provided at a rate of 0.4 **parking spaces** per 100 m<sup>2</sup> of **gross floor area**,
- (F) the maximum **lot coverage** is 33%; and
- (G) the following use is also permitted:
  - (i) beauty salon
    - (a) located in the existing single detached dwelling with a maximum floor area of 20 square metres.

(498) Exception RA 498

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a side and **rear lot line** is a distance equal to  $\frac{1}{2}$  the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a 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%.

(499) Exception RA 499

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue 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** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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 setback from a side and **rear lot line** is a distance equal to ½ the height of the **building**
- (F) the minimum setback on the south side is a distance measured from the centreline of Town Haven Place
  - (i) the distance from the centreline is 16.6 metres;
- (G) the maximum **lot coverage** is 33%; and
- (H) the following use is also permitted:
  - (i) offices.

(500) Exception RA 500

The lands subject to this exception shall comply with all the following:

- (A) only **dwelling units** in an **apartment building** are permitted;
- (B) the minimum setback from a **lot line** that abuts Midland Avenue 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** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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%.

(501) Exception RA 501

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%; and
- (E) the following use is also permitted on the eastern portion of the **lot**, as it existed on the **lot** on the date of the enactment of this By-law:
  - (i) **nursing home**;
    - (a) **nursing home** shall mean any **premises** in which persons are cared for or lodged for hire, where, in addition to sleeping accommodation and meals, personal care, nursing services, medical care and treatment are provided or made available;
    - (b) the maximum number of beds shall not exceed 230;
    - (c) a minimum 30% of the area of the eastern portion of the **lot** shall be used for no other purpose than **landscaping**;
    - (d) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres; and
    - (e) the minimum setback from a **side lot line** is a distance equal to ½ the height of the building

(502) Exception RA 502

The lands subject to this exception must comply with Regulation 955.10.(309).

(503) Exception RA 503

- The lands subject to this exception must comply with Regulation 955.10.(347).
- (504) Exception RA 504  
The lands subject to this exception must comply with Regulation 955.10.(310).
- (505) Exception RA 505  
The lands subject to this exception must comply with Regulation 955.10.(349).
- (506) Exception RA 506  
The lands subject to this exception must comply with Regulation 955.10.(331).
- (507) Exception RA 507  
The lands subject to this exception must comply with Regulation 955.10.(332).
- (508) Exception RA 508  
The lands subject to this exception must comply with Regulation 955.10.(333).
- (509) Exception RA 509  
The lands subject to this exception must comply with Regulation 955.10.(334).
- (510) Exception RA 510  
The lands subject to this exception must comply with Regulation 955.10.(335).
- (511) Exception RA 511  
The maximum height of any **building** on the lands is 23 metres.
- (512) Exception RA 512  
The lands subject to this exception must comply with Regulation 955.10.(336).
- (513) Exception RA 513  
The lands subject to this exception must comply with Regulation 955.10.(337).
- (514) Exception RA 514  
The lands subject to this exception must comply with Regulation 955.10.(338).
- (515) Exception RA 515  
The lands subject to this exception must comply with Regulation 955.10.(339).
- (516) Exception RA 516  
The lands subject to this exception shall comply with all the following:
- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**;
  - (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
  - (C) the minimum 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** shall be used for **dwelling units**;
  - (E) indoor **amenity space** shall be provided at a 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%.

(517) Exception RA 517

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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%.

(518) Exception RA 518

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 27.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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%.

(519) Exception RA 519

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 21.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a 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%.

(520) Exception RA 520

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 24.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;
- (C) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a 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%.

(521) Exception RA 521

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;

- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;  
and
- (D) the maximum **lot coverage** is 33%.

(522) Exception RA 522

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;  
and
- (D) the maximum **lot coverage** is 33%.

(523) Exception RA 523

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) **parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit**;
- (D) indoor **amenity space** shall be provided at a 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%.

(524) Exception RA 524

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts St. Clair Avenue is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;  
and
- (D) the maximum **lot coverage** is 33%.

(525) Exception RA 525

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts St. Clair Avenue is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **basement** floor shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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** shall be used for no other purpose than **landscaping**;
- (F) **Parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface visitor parking;
- (H) all parts of a **building** located below grade shall be setback 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%.

(526) Exception RA 526

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts St. Clair Avenue is 7.5 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum setback from a **lot line** that abuts a **street** is 5.7 metres;
- (D) indoor **amenity space** shall be provided at a 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** shall be used for no other purpose than **landscaping**;
- (F) **Parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
  - (i) a minimum of 70% shall be located below grade;
- (H) the maximum height for a principal **building** or **structure** is 4 storeys; and
- (I) the minimum setback from a side or **rear lot line** that abuts a **lot** in an RD or RS zone is 12.0 metres.

(527) Exception RA 527

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **front lot line** is 5.0 metres
  - (i) a canopy may project a maximum of 3.0 metres into the required yard setback;
- (B) the minimum setback from the north **side lot line** is 10.0 metres;
- (C) the minimum setback from the south **side lot line** is 15.0 metres;
- (D) a minimum of 505.0 square metres of indoor **amenity space** shall be provided:
  - (i) the northerly **building** on the **lot** shall contain a minimum of 405.0 square metres
  - (ii) the southerly **building** on the **lot** shall contain a minimum of 100.0 square metres;
- (E) a minimum of 1,475.0 square metres of outdoor **amenity space** shall be provided;
- (F) **parking spaces** shall be provided at a rate of 0.86 **parking spaces** per **dwelling unit**
  - (i) a minimum of 0.09 **parking spaces** per **dwelling unit** shall be for visitor parking ;
- (G) the **angular plane** abutting an RD zone and a **front lot line** shall not exceed 45 degrees, exempting there from a parkade stair enclosure which may be located within 0.95 metres of the westerly **lot line** and have a maximum height of 2.4 metre
  - (i) a 45 degree **angular plane** shall mean a **plane** extending at right angles to a line extending at a 45 degree angle from horizontal from the mid point of a **lot line** abutting one or more residential properties zoned R, RD, RS, RT, or RM, and extending perpendicular to that **lot line** at the point of intersection. The resulting **plane** shall extend above the width and breadth of the **lot**;
- (H) a minimum of 42 **bicycle parking spaces** shall be provided for residents;
- (I) **bicycle parking spaces** shall not be provided within a **dwelling unit** or on the balcony associated with the **dwelling unit**
- (J) **bicycle parking spaces** shall be provided in a secured area with minimum **parking space** dimensions per bicycle of:
  - (i) where bicycles are in a horizontal position, the horizontal dimension is 0.6 metres by 1.8 metres and the vertical dimension is 1.9 metres
  - (ii) where bicycles are in a vertical position, the horizontal dimensions of 0.6 metres by 1.2 metres and the vertical dimension is 1.9 metres;
- (K) a bicycle rack shall be provided outdoors for visitors bicycle parking;



- (L) a minimum **landscaping** strip of 1.5 metres shall be provided along the **lot line** that abuts a RD zone
  - (i) a parkade stair enclosure may encroach within the required **landscape** strip to a maximum of 0.6 metres;
- (M) the maximum height for a principal **building** or **structure** is 30.15 metres;
- (N) the maximum **gross floor area** of all **buildings**, excluding the **gross floor area** of all **basements**, is 22,700 square metres; and
- (O) the minimum setback from the **rear lot line** is:
  - (i) to a maximum height of one **storey** excluding **basements** is 18.0 metres
  - (ii) to a height greater than one **storey** and up to six storeys excluding **basements** is 25.0 metres
  - (iii) to a height greater than six storeys excluding **basements** is 28.0 metres.

(528) Exception RA 528

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) a minimum of 92 square metres of indoor **amenity space** shall be provided on the **first floor**; and
- (E) the maximum **lot coverage** is 33%.

(529) Exception RA 529

The lands subject to this exception must comply with Regulation 955.10.(282).

(530) Exception RA 530

The lands subject to this exception must comply with Regulation 955.10.(283).

(531) Exception RA 531

The lands subject to this exception must comply with Regulation 955.10.(284).

(533) Exception RA 533

The lands subject to this exception must comply with Regulation 955.10.(286).

(534) Exception RA 534

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1 , being former City of Etobicoke by-law 1223.

(535) Exception RA 535

The lands subject to this exception must comply with Regulation 955.10.(287).

(536) Exception RA 536

The lands subject to this exception must comply with Regulation 955.10.(288).

(537) Exception RA 537

The lands subject to this exception must comply with Regulation 955.10.(289).

(538) Exception RA 538

The lands subject to this exception must comply with Regulation 955.10.(290).

(539) Exception RA 539 York exception 392, bylaw 652-1999, map 15, Exception RA 539

The lands subject to this exception must comply with Regulation 955.10.(291).

(540) Exception RA 540

The lands subject to this exception must comply with Regulation 955.10.(292).

(541) Exception RA 541

The lands subject to this exception must comply with Regulation 955.10.(293).

(542) Exception RA 542

The lands subject to this exception must comply with Regulation 955.10.(294).

(543) Exception RA 543

The maximum height of any **building** on the lands is 18 metres and 6 storeys.

(544) Exception RA 544

The lands subject to this exception shall comply with all the following:

(A) the minimum setback from a **lot line** that abuts:

- (i) Midland Avenue is 25.0 metres, measured from the original centreline of the **street**
- (ii) all other **streets** is 9.0 metres;

(B) the minimum setback from a **side lot line** that does not abut a **street** is a distance equal to ½ the height of the **building**;

(C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;

(D) indoor **amenity space** shall be provided at a minimum of 92.0 square metres on the **first floor**;

(E) the maximum height for a principal **building** or **structure** is 8 storeys; and

(F) the maximum **lot coverage** is 33%.

(545) Exception RA 545

The lands subject to this exception shall comply with all the following:

(A) The minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;

(C) the minimum setback from a **rear lot line** is 13.5 metres;

(D) indoor **amenity space** shall be provided at a rate of 46.0 square metres square for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

(E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;

(F) of the required **parking spaces**:

- (i) a maximum of 50% shall be surface spaces
- (ii) a minimum of 11% shall be visitor parking;

(G) a minimum 50% of the **lot** shall be used for no other purpose than **landscaping**;

(H) the maximum **lot coverage** is 10%; and

(I) the maximum height for a principal **building** or **structure** is 20 storeys.

(546) Exception RA 546

The lands subject to this exception shall comply with all the following

(A) the minimum setback from a **lot line** that abuts Midland Avenue is 31.0 metres, measured from the original centreline of the **street**;

- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the minimum setback from a **rear lot line** is 13.5 metres;
- (E) indoor **amenity space** shall be provided at a rate of 46.0 square metres square for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required **parking spaces**:
  - (i) a maximum of 50% shall be surface spaces
  - (ii) a minimum of 11% shall be visitor parking;
- (H) a minimum 50% of the **lot** shall be used for no other purpose than **landscaping**; and
- (I) the maximum **lot coverage** is 33%.

(547) Exception RA 547

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts Midland Avenue is 25.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) the minimum setback from a **rear lot line** is 13.5 metres;
- (E) indoor **amenity space** shall be provided at a minimum of 92.0 square metres on the **first floor**; and
- (F) the maximum **lot coverage** is 33%.

(548) Exception RA 548

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
  - (ii) all other **streets** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a minimum of 92.0 square metres on the **first floor**;
- (E) the maximum height for a principal **building** or **structure** is 8 storeys; and
- (F) the maximum **lot coverage** is 33%.

(549) Exception RA 549

The lands subject to this exception shall comply with all the following

- (A) the minimum setback from a **lot line** that abuts:
  - (i) Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;
  - (ii) all other **streets** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to ½ the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**; and
- (D) the maximum **lot coverage** is 33%.

(550) Exception RA 550

The lands subject to this exception must comply with Regulation 955.10.(342).

(551) Exception RA 551

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres from Sheppard Avenue and McCowan Road
  - (ii) 12.0 metres from Kimroy Grove;
- (B) the minimum setback from a side and **rear lot line** is:
  - (i) 7.5 metres for an end wall
  - (ii) 12.0 metres abutting an RS zone
  - (iii) 10.5 metres in all other cases;
- (C) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (D) of the required **parking spaces**:
  - (i) a minimum of 66% shall be located underground
  - (i) a minimum of 11% shall be used only as surface visitor parking;
- (E) all parts of a **building** located below grade shall be setback 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** shall be used for no other purpose than **landscaping**;
- (G) a minimum **landscaping** strip of 9.0 metres shall be provided for **landscaping** purposes only along a **lot line** that abuts:
  - (i) a RS zone
  - (ii) Kimroy Grove; and
- (H) the maximum **lot coverage** is 33%.

(552) Exception RA 552

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  the height of the **building**;
- (C) the minimum setback from the easterly and southerly **lot line** where a **main wall** contains windows in habitable rooms is a distance equal to the height of the **building**;
- (D) the minimum 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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) indoor **amenity space** shall be provided at a 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** shall be used for no other purpose than **landscaping**;
- (H) a minimum **landscaping** strip of 13.5 metres shall 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** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (J) of the required **parking spaces**:
  - (i) a minimum of 50% shall be located underground
  - (i) a minimum of 11% shall be used only as visitor parking;

- (K) the maximum **lot coverage** is 30%
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (M) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (N) the following use is also permitted:
  - (i) **day nursery**
    - (a) the maximum **gross floor area** is 335 square metres.

(553) Exception RA 553

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be enclosed for residents
  - (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** shall be for visitors;
- (D) indoor **amenity space** shall be provided at a rate of 1 square metre for each **dwelling unit**;
- (E) the maximum height for a principal **building** or **structure** is 8 storeys;
- (F) the maximum **lot coverage** is 40%;
- (G) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres
  - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and
- (H) the following use is also permitted:
  - (i) **day nursery**
    - (a) the maximum **gross floor area** is 335 square metres.

(554) Exception RA 554

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from the **front lot line** is 12.0 metres;
- (B) the minimum setback from a **lot line** is a distance of  $\frac{1}{2}$  the height of the **building**;
- (C) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (D) of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be enclosed for residents
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** shall be either enclosed or surface spaces for residents
  - (iii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be surface spaces for visitors
  - (iv) **parking spaces** may be located between the **main wall** and the **lot line** abutting a **street**;
- (E) indoor **amenity space** shall be provided at a 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 45% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (G) all parts of a **building** located below grade shall be setback 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 height for a principal **building** or **structure** is 8 storeys;
- (I) the maximum **lot coverage** is 20%;
- (J) swimming pools are permitted in the rear and **side yards** that does not abut a **street**;
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres; and
- (K) the following use is also permitted:
  - (i) **day nursery**
    - (a) the maximum **gross floor area** is 233 square metres
    - (b) shall be located only on the **first floor**.

(555) Exception RA 555

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) of the require parking:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** shall be enclosed for residents
  - (ii) a minimum of 0.3 **parking space** per **dwelling unit** shall be for visitors;
- (D) **parking spaces** may be provided between the **main wall** and a **lot line** abutting a **street**:
  - (i) the minimum setback from a **lot line** abutting a **street** to a **parking space** is 3.0 metres;
- (E) indoor **amenity space** shall be provided at a rate of one square metre for each **dwelling unit**;
- (F) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (G) the maximum **lot coverage** is 40%; and
- (H) swimming pools are permitted in a yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a **lot line** is 1.5 metres.

(556) Exception RA 556

On these lands the following by-law prevails, being former City of North York by-law 32207.

(557) Exception RA 557

The lands subject to this exception must comply with Regulation 955.10.(295).

(558) Exception RA 558

The lands subject to this exception must comply with Regulation 955.10.(296).

(559) Exception RA 559

The lands subject to this exception must comply with Regulation 955.10.(175).

(560) Exception RA 560

The lands subject to this exception must comply with Regulation 955.10.(277).

(561) Exception RA 561

The lands subject to this exception must comply with Regulation 955.10.(297).

(562) Exception RA 562

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Birchmount Avenue is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required **parking spaces**:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a 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
  - (i) where the requirement exceeds 93 square metres, two or more rooms shall be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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) all parts of a **building** located below grade shall be setback 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;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(563) Exception RA 563

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (D) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 66% shall be located below grade

- (ii) a minimum of 11% shall be surface parking for visitors;
- (F) the maximum **lot coverage** is 15%;
- (G) indoor **amenity space** shall be provided at a 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 shall be setback 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 53.6 metres; and
- (K) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(564) Exception RA 564

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of ½ 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 ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a 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 shall be setback 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 61.5 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that does not abut a **street**:



- (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
- (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(565) Exception RA 565

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a 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 shall be setback 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 61.5 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(566) Exception RA 566

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (B) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  the height of the **building**;
- (C) the maximum **lot coverage** is 15%;
- (D) indoor **amenity space** shall be provided at a 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 shall be setback 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 principal **building** or **structure** is 61.2 metres;
- (G) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**; and

- (H) swimming pools are permitted in the rear and **side yards** that do not abut a **street**;
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(567) Exception RA 567

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a 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 shall be setback 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** shall be used for no other purpose than **landscaping**;
- (K) a minimum 1.5 metres **landscaping** strip shall be provided along a **rear lot line** that abuts a **street**; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(568) Exception RA 568

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;
- (C) the minimum setback from a **lot line** that abuts Chester Le Boulevard is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface parking for visitors;
- (H) the maximum **lot coverage** is 15%;
- (I) indoor **amenity space** shall be provided at a rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (J) all parts of a **building** located below grade shall be setback 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

- (K) 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(569) Exception RA 569

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface parking for visitors;
- (G) the maximum **lot coverage** is 15%;
- (H) indoor **amenity space** shall be provided at a 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 shall be setback 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(570) Exception RA 570

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 36.0 metres;

- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of ½ 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 ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required **parking spaces**:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface **parking spaces** for visitors;
- (G) the maximum **lot coverage** is 15%;
- (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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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) indoor **amenity space** shall be provided at a 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
  - (i) where the requirement exceeds 93 square metres, two or more rooms shall be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (J) all parts of a **building** located below grade shall be setback 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;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(572) Exception RA 572

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.5:
  - (i) **floor space index** (F.S.I.) shall mean the ratio of the total floor area to the site area. 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 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 areas used for recreational or mechanical purposes;
- (B) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a side or **rear lot line** is a distance of ½ 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 ½ the total combined height of the two **buildings**;
- (E) indoor **amenity space** shall be provided at a 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 area of the **lot** shall be used for no other purpose than **landscaping**;

- (H) all parts of a **building** located below grade shall be setback a from a **lot line** that abuts a **street** the minimum of half the full depth of the **structure**;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(573) Exception RA 573

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.5;
- (B) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 15.0 metres;
- (D) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for visitors;
- (H) indoor **amenity space** shall be provided at a 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 area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) all parts of a **building** located below grade shall be setback a from a **lot line** that abuts a **street** the minimum of half the full depth of the **structure**;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (N) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
  - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres.

(574) Exception RA 574

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from the **lot line** that abuts a **lot** in an RD zone is 15.0 metres;
- (B) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (D) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for visitors;
- (F) the maximum **lot coverage** is 15%;
- (G) indoor **amenity space** shall be provided at a 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 area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
  - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres; and
- (K) the following use is also permitted on Block B, Registered Plan M-1272:
  - (i) convenience commercial uses to a maximum **gross floor area** of 47.0 square metres
  - (ii) amenity uses to include only **day nurseries** to a maximum of **gross floor area** of 140 square metres and recreational facilities.

(575) Exception RA 575

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.25
  - (i) **floor space index** (F.S.I.) shall mean: the ratio of the total floor area to the site area. 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 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 areas used for recreational or mechanical purposes;
- (B) the minimum setback from a **lot line** that abuts Victoria Park Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a side or **rear lot line** is a distance of ½ 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 ½ the total combined height of the two **buildings**;
- (E) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 15.0 metres;
- (F) **parking spaces** shall be provided at a rate of 0.9 **parking space** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for visitors;
- (H) indoor **amenity space** shall be provided at a 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 area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) all parts of a **building** located below grade shall be setback a from a **lot line** that abuts a **street** the minimum of half the full depth of the **structure**;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (N) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres
  - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres; and
- (M) the following use is also permitted:
  - (i) a property Management Office on the ground floor only to conduct: rent collection, maintenance and social services.

(576) Exception RA 576

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** is the greater of:
  - (i)  $\frac{1}{2}$  the height of the **building** or  $\frac{1}{2}$  the width of the **building**
  - (ii) in no case shall it be less than a minimum of 15.0 metres from a **lot line** that abuts a **lot** in an RD zone;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 77% shall be located below grade
  - (ii) a minimum of 11% shall be for visitors;
- (G) indoor **amenity space** shall be provided at a 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 area of the **lot** shall be used for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 18%;
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres
  - (iii) the minimum setback from a **lot line** that abuts a **lot** in an RD zone is 12.0 metres; and
- (K) on Blocks A and B, Registered Plan M-1207, residential amenity facilities are permitted:
  - (i) sale of food prepared off the **premises**, sale of soft drinks for consumption off the **premises**, sale of drugs, cosmetics, pharmaceuticals, tobaccos and reading materials
  - (ii) the total **gross floor area** of the residential amenity facilities, minus the **gross floor area** of enclosed malls used for walkway purposes and external walls is 66 square metres.

(577) Exception RA 577

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be surface **parking spaces** for visitors;
- (G) indoor **amenity space** shall be provided at a 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 shall be provided along the **lot line** abutting Finch Avenue;

- (J) all parts of a **building** located below grade shall be setback 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;
- (K) 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(578) Exception RA 578

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Finch Avenue and Warden Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (H) indoor **amenity space** shall be provided at a 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** located below grade shall be setback 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;
- (K) 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.



(579) Exception RA 579

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 18.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (G) indoor **amenity space** shall be provided at a 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 22%;
- (I) all parts of a **building** located below grade shall be setback 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;
- (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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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) on Blocks B, D and E on Registered Plan M-1492, free-standing recreation **buildings** shall be provided and shall only serve these lands;
- (L) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) a minimum setback from a side and **rear lot line** is 1.5 metres.

(580) Exception RA 580

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.5:
  - (i) **floor space index** (F.S.I.) shall mean the ratio of the total floor area to the site area. 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 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 areas used for recreational or mechanical purposes;
- (B) the minimum setback from a **lot line** that abuts Finch Avenue and Warden Avenue is 18.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;

- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (H) the maximum **lot coverage** is 40%;
- (I) all parts of a **building** located below grade shall be setback 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;
- (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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 54.0 metres;
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**;
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (M) the following additional uses are permitted:
  - (i) convenience commercial uses such as Barber Shop, Beauty Parlour, Dry Cleaning and Laundry Pick-up and delivery and including the sale of foods prepared off the **premises**, sale of soft drinks sale of cosmetics, drugs, pharmaceuticals and tobaccos, to a maximum of 84 square metres
  - (ii) **day nurseries** to a maximum floor area of 372 square metres
  - (iii) a free-standing recreation **building** for the purpose of servicing the entire development shall be provided.

(581) Exception RA 581

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of ½ 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 ½ the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (G) the maximum **lot coverage** is 15%;
- (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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 54.0 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(582) Exception RA 582

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Warden Avenue is 36.0 metres, measured from the centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) the minimum setback from a **side lot line** is 6.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) of the required parking:
  - (i) a minimum of 66% shall be located below grade
  - (ii) a minimum of 11% shall be for surface **parking spaces** for visitors;
- (F) indoor **amenity space** shall be provided at a 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; shall be provided on the **lot** for no other purpose than **landscaping**:
  - (i) **landscaping** shall mean: open, unobstructed space on the site which is suitable for **landscaping**, including any part of the site occupied by recreational accessory **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 principal **building** or **structure** is 54.0 metres; and
- (J) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(583) Exception RA 583

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** is 1.4 times the area of the **lot**;
- (B) the minimum setback from the **lot line** that abuts Warden Avenue is 9.0 metres;
- (C) the minimum setback from south **lot line** is 6.0 metres
  - (i) balcony and window projections shall be permitted to a maximum of 1.2 metres;
- (D) the minimum setback from north **lot line** is 8.0 metres
  - (i) an enclosed walkway projection shall be permitted to a maximum of 1.8 metres;
- (E) the minimum setback from the **rear lot line** is 6.0 metres;

- (F) **parking spaces** shall be provided at a rate of 1.6 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 1.4 **parking spaces** shall be for residents
  - (ii) a minimum of 0.2 **parking spaces** shall be for visitors;
- (H) indoor **amenity space** shall be provided at a rate of 1 square metres for each **dwelling unit**; and
- (I) the maximum height for a principal **building** or **structure** is 11.5 metres.

(584) Exception RA 584

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Birchmount Road is 31.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (C) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;
- (D) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (F) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) of the required parking:
  - (i) a minimum of 77% shall be located below grade
  - (ii) a minimum of 11% shall be for visitors;
- (H) indoor **amenity space** shall be provided at a 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 area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(585) Exception RA 585

The lands subject to this exception shall comply with all the following:

- (A) uses permitted are:
  - (i) multiple family dwellings
  - (ii) or a combination of multiple family dwellings and **apartment buildings**;
- (B) multiple family dwellings means two or more **dwelling units** arranged in a **building** so that not more than 4 **dwelling units** have a common access from one external entrance to the **building** at grade level;
- (C) the minimum setback from a **lot line** that abuts Silver Springs Boulevard is 12.0 metres;
- (D) the maximum **lot coverage** is 30%;
- (E) all parts of a **building** located below grade shall be setback 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) despite regulations to the contrary, **buildings** or **structures** for the storage of refuse shall be:
  - (i) setback a minimum of 1.5 metres from a **lot line** that abuts a **street**

- (ii) enclosed by four walls and a roof;
- (G) a minimum of 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (H) where a combination of multiple family **dwelling units** and **apartment buildings** occur, the following also applies:
  - (i) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  the height of the **building**
  - (ii) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to  $\frac{1}{2}$  the total combined height of the two **buildings**
  - (iii) **parking spaces** shall be provided at a rate of 1.1 **parking spaces** per **dwelling unit**
  - (iv) of the required **parking spaces**:
    - (a) a minimum of 66% shall be located below grade
    - (b) a minimum of 11% shall be surface parking for visitors
    - (v) indoor **amenity space** shall be provided at a 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
      - (a) where the requirement exceeds 93 square metres, two or more rooms shall be provided in the **building** with each room having a minimum floor area of 46 square metres
    - (vi) the maximum height for a principal **building** or **structure** is 9 storeys; and
- (I) where only multiple family **dwelling units** occur, the following also applies:
  - (i) the minimum setback from a side or **rear lot line** is:
    - (a) 7.5 metres for end walls
    - (b) 10.5 metres
  - (ii) the maximum height for a principal **building** or **structure** is 8.0 metres
  - (iii) **parking spaces** shall be provided at a rate of 1.2 **parking spaces** per **dwelling unit**
  - (iv) of the required **parking spaces**:
    - (a) a minimum of 75% shall be located below grade
    - (b) a minimum of 20% shall be surface parking for visitors.

(586) Exception RA 586

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (C) the minimum setback from a **lot line** abuts a **lot** in a RD zone is 15.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) indoor **amenity space** shall be provided at a 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 principal **building** or **structure** is 54.0 metres;
- (G) the maximum **lot coverage** is 40%; and
- (H) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(587) Exception RA 587

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is 36.0 metres, measured from the original centreline of the **street**;
- (B) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 12.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (F) of the required **parking spaces**:
  - (i) a minimum of 100% shall be below grade;
  - (ii) a minimum of 12.5% shall be surface spaces for visitors; and
  - (iii) the minimum dimensions for below grade **parking spaces** shall be 2.7 metres in width by 6.0 metres in length;
- (G) indoor **amenity space** shall be provided at a 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** shall be used for **dwelling units**;
- (I) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (J) a minimum 50% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (K) the maximum **lot coverage** is 20%; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(588) Exception RA 588

The lands subject to this exception shall comply with all the following:

- (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** shall be:
  - (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** shall be provided at a rate of 1.3 square metres for each **dwelling unit**;
- (I) a minimum **landscaping** strip of 2.0 metres shall be provided for **landscaping** purposes only along a eastern **lot line**;
- (J) a minimum **landscaping** strip of 3.0 metres shall be provided for **landscaping** purposes only along a western and **rear lot lines**;
- (K) the maximum height of a principal **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 shall be enclosed within a penthouse:
  - (i) the maximum height of a penthouse is 7.0 metres, measured from the **building** rooftop to the top of the penthouse;
- (M) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and
- (N) The lands subject to this exception must comply with prevailing by-law Section 955.10 (1075)

(589) Exception RA 589

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** is 1.85 times the area of the **lot**;
- (B) the maximum number of apartment **dwelling units** is 67 of which 28 units shall be for senior citizen housing units:
  - (i) senior citizen housing unit shall mean: **dwelling units** which are erected on land which is the subject of funding through a Federal, Provincial, Municipal or Private Non-Profit program under which such **dwelling units** are to be occupied by persons whose age is not below the minimum age specified in such programs;
- (C) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.4 spaces per apartment **dwelling unit**;
- (E) of the required **parking spaces**:
  - (i) a minimum of 0.2 shall be spaces for visitors;
- (F) **parking spaces** shall be provided at a rate of 0.5 spaces per senior citizen housing unit;
- (G) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (H) the lands subject to this exception must comply with prevailing by-law Section 955.10 (1076)

(590) Exception RA 590

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue is:
  - (i) 18.0 metres for a side or rear **main wall**; and
  - (ii) 36.0 metres, measured from the original centreline of the **street**, in all other cases;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (C) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
- (E) **parking spaces** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
- (F) of the required **parking spaces**:
  - (i) a minimum of 66% shall be below grade; and
  - (ii) a minimum of 33% of the total surface spaces shall be for visitors;
- (G) all parts of a **building** located below grade shall be setback from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (H) indoor **amenity space** shall be provided at a 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 principal **building** or **structure** is 54.0 metres;
- (J) a minimum of 70% of the area of the **lot** shall be used for no other purpose than **landscaping**;

- (K) the maximum **lot coverage** is 15%; and
- (L) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(591) Exception RA 591

The lands subject to this exception shall comply with all the following:

- (A) **apartment building** is permitted;
- (B) all other **building** types are permitted;
- (C) a minimum 65% of the area of the **lot** shall be used for no other purpose than **landscaping**;
- (D) all parts of a **building** located below grade shall be setback 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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres;
- (G) the following only applies to an **apartment building**:
  - (i) maximum number of units permitted is one **dwelling unit** for every 136 square metres of **lot area**;
  - (ii) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
  - (iii) the minimum setback from a side or **rear lot line** that does not abut a **street** is a distance of  $\frac{1}{2}$  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  $\frac{1}{2}$  the total combined height of the two **buildings**;
  - (v) indoor **amenity space** shall be provided at a 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** shall be provided at a rate of 1.1 spaces per **dwelling unit**;
  - (vii) of the required **parking spaces**:
    - (a) a minimum of 66% shall be below grade; and
    - (b) a minimum of 33% of the total surface **parking spaces** shall be for visitors;
  - (viii) the maximum height for a principal **building** or **structure** is 54.0 metres;
- (H) the following only applies to all other **building** types:
  - (i) maximum number of units permitted is one **dwelling unit** for every 445 square metres of **lot area**;
  - (ii) the minimum setback from a **lot line** that abuts a **street** is 7.5 metres;
  - (iii) the minimum setback from a side 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** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
  - (v) of the required parking:
    - (a) a minimum of 75% shall be below grade; and
    - (b) a minimum of 50% of the total surface **parking spaces** shall be for visitors; and
  - (vi) the maximum height of a principal **building** or **structure** is 9.5 metres from grade to eaves.



(592) Exception RA 592

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty;
- (D) a minimum of 1.1 **parking spaces** for each **dwelling unit** will be provided either below grade or in a **building** for resident parking
- (E) a minimum of 0.2 **parking spaces** for each dwelling will be provided for visitor parking at grade.
- (F) 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

(593) Exception RA 593

The lands subject to this exception shall comply with all the following:

- (A) The minimum 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** 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) at least 1.5 metres from any **lot line**; and
- (C) a minimum of 45% of the **lot area** shall be **soft landscaped**.

(594) Exception RA 594

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is:
  - (i) 3.0 metres if the **lot line** abuts a **street**;
  - (ii) 6.0 metres for the part of the main part that contains a vehicular entrance to a **parking space**;
- (B) 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) at least 1.5 metres to any **lot line**; and
- (C) a minimum of 45% of the **lot area** shall be **soft landscaped**.

(595) Exception RA 595

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** is 3.0 metres if the **lot line** abuts a **street**;
- (B) the minimum setback from a **rear lot line** is 7.5 metres;
- (C) **Parking space** shall 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.

(596) Exception RA 596

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **front lot line** is 12.0 metres
- (B) a minimum of 45% of the **lot area** shall be **soft landscaped**; and

- (C) **parking spaces** shall 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% shall 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; and

(D) for an **apartment building**:

- (i) the minimum setback from a side or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (ii) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the total height of both **buildings**.
- (iii) a minimum of 46 square metres of **amenity space** shall be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty;
- (iv) the minimum **lot area** used for an **apartment building** is 181.5 square metres for each **dwelling unit**.

(E) for any other **residential buildings**:

- (i) the minimum setback from a side or **rear lot line** is 6.5 metres;
- (ii) the maximum **lot** coverable for all **buildings** is 15.5%;
- (iii) the minimum **lot area** used for a **building** other than an **apartment building** is 333.0 square metres for each **dwelling unit**.

(597) Exception RA 597

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is :
  - (i) 18.0 metres if the **lot line** abuts Sheppard Avenue, Neilson Road or Finch Avenue
  - (ii) 12.0 metres in all other cases;
- (B) the minimum setback from a side or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between two **buildings** on the same **lot** is a distance equal to 1/2 the total height of both **buildings**.
- (D) The maximum **lot coverage** is 15%;
- (E) **parking spaces** shall be provided at a minimum rate of 1.12 for each **dwelling unit**, of which:
  - (i) 1.0 for each **dwelling unit** is only for resident parking and a minimum of 65% of the required resident **parking spaces** are located in a **building** or a below grade **structure**; and
  - (ii) 0.12 for each **dwelling unit** is only for at grade visitor parking;
- (F) a minimum of 46 square metres of **amenity space** shall 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** shall be **soft landscaped**.

(598) Exception RA 598

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.4 spaces per **dwelling unit**;
- (C) of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** shall be below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;

- (D) a maximum of 0.2 **parking spaces** per **dwelling unit** shall be located in a **street yard**:
  - (i) for which a minimum setback of 3.0 metres from a **lot line** that abuts a **street** shall be provided;
- (E) **amenity space** shall be provided at a rate of 93 square metres for the first **dwelling unit**, plus an additional 1.9 square metres for each unit over 50;
- (F) the maximum **lot coverage** is 40%;
- (G) the maximum height for a principal **building** or **structure** is 70.0 metres; and
- (H) swimming pools are permitted in yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a line is 1.5 metres.

(599) Exception RA 599

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.4 spaces per **dwelling unit**;
- (C) of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** shall be below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (D) a maximum of 0.2 **parking spaces** per **dwelling unit** shall be located in a **street yard**:
  - (i) for which a minimum setback of 3.0 metres from a **lot line** that abuts a **street** shall be provided;
- (E) **amenity space** shall be provided at a 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 principal **building** or **structure** is 65.0 metres; and
- (H) swimming pools are permitted in yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a line is 1.5 metres.

(600) Exception RA 600

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **parking spaces** shall be provided at a rate of 1.4 spaces per **dwelling unit**;
- (C) of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** shall be below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (D) despite regulations to the contrary, **parking spaces** may be located in a **street yard**;
- (E) **amenity space** shall be provided at a 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 principal **building** or **structure** is 54.0 metres; and
- (H) despite regulations to the contrary, swimming pools are permitted in any yard.

(601) Exception RA 601

The lands subject to this exception shall comply with all the following:

- (A) the maximum **floor space index** is 1.6;
- (B) the minimum setback from a **lot line** that abuts Warden Avenue is 18.0 metres;
- (C) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (D) **parking spaces** shall be provided at a rate of 1.2 spaces per **dwelling unit**;
- (E) of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** shall be enclosed or below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** shall be surface spaces for visitors;
- (F) all parts of a **building** located below grade shall be setback 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) **amenity space** shall be provided at a 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 or greater than 45% of the total **gross floor area** of all **buildings** on the **lot** shall be provided for no other purpose than **landscaping**;
- (I) the maximum **lot coverage** is 16%;
- (J) the maximum height for a principal **building** or **structure** is 54.0 metres; and
- (K) swimming pools are permitted in yards that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a **lot line** is 1.5 metres.

(602) Exception RA 602

The lands subject to this exception shall comply with all the following:

- (A) **parking spaces** shall be provided at a rate of 1.0 spaces per **dwelling unit**;
- (B) the maximum height of a principal **building** or **structure** is 4 storeys, excluding **basements**;
- (C) the maximum **lot coverage** is 30%; and
- (D) swimming pools are permitted in the rear and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(603) Exception RA 603

The lands subject to this exception shall comply with all the following:

- (A) **parking spaces** shall be provided at a rate of 1.6 spaces per **dwelling unit**;
- (B) the maximum height of a principal **building** or **structure**, excluding **basements** is:
  - (i) 2 storeys within 21.0 metres of a RD zone; and
  - (ii) 3 storeys, in all other cases;
- (C) indoor **amenity space** shall be provided at a 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 and **side yards** that do not abut a **street**:
  - (i) the total surface area of the **structure** shall not be more than 15% of the area of the **lot**; and
  - (ii) the minimum setback from a side and **rear lot line** is 1.5 metres.

(604) Exception RA 604

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 18.0 metres;
- (B) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) **parking spaces** shall be provided at a rate of 1.0 **parking spaces** per **dwelling unit**;
- (E) indoor **amenity space** shall be provided at a 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%.

(605) Exception RA 605

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum setback from a **side lot line** that does not abut a **street** is 6.0 metres;
- (C) the minimum setback from a **rear lot line** is 40.0 metres;
- (D) **parking spaces** shall be provided at a 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** shall be underground for residents; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** shall be surface spaces for visitors;
- (F) indoor **amenity space** shall be provided at a rate of 2.25 square metres for each **dwelling unit**;
- (G) the maximum **lot coverage** is 33%; and
- (H) the maximum height for a principal **building** or **structure** is 41.0 metres:
  - (i) height shall mean the vertical distance measured from the average elevation of the finished grade at the front **main wall** to the base of the eaves.

(606) Exception RA 606

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 10.5 metres;
- (B) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  the height of the **building**;
- (C) the minimum setback from a **rear lot line** is 9.0 metres;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (E) indoor **amenity space** shall be provided at a 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 principal **building** or **structure** is 3 storeys;
- (H) the following **building** types are not permitted:
  - (i) row housing and maisonettes;
- (I) the following use is permitted:
  - (i) **nursing home**:
    - (a) a **nursing home** shall mean **premises** where persons are cared for or lodged for hire where, in addition to sleeping accommodation and meals, personal care and treatment are provided or made available; and
- (J) the following only applies to a **nursing home**:
  - (i) the minimum setback from a **lot line** that abuts a **street** is 10.5 metres;

- (ii) the minimum setback from a side or **rear lot line** is the greater of:
  - (a) 7.5 metres, or
  - (b) a distance of  $\frac{1}{2}$  the height of the **building**;
- (iii) **parking spaces** shall be provided at a rate of 3 **parking spaces** for every 10 beds;
  - (a) of the total required **parking spaces**, a maximum of 20 **parking spaces** shall be between the **main wall** and the **lot line** abutting a **street**; and
- (iv) a minimum 30% of the area of the **lot** shall be used for no other purpose than **landscaping**.

(607) Exception RA 607

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** is a distance of  $\frac{1}{2}$  the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** shall be used for **dwelling units**;
- (D) indoor **amenity space** shall be provided at a 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 setback for a **building** or **structure** shall be the lesser of:
  - (i) 76.0 metres of the top edge of the Scarborough Bluffs, or
  - (ii) a horizontal distance of 137.0 metres from the water's edge of Lake Ontario.

(608) Exception RA 608

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Neilson Road;
  - (ii) 12.0 metres if the **lot line** abuts Crow Trail; and
  - (iii) 9.0 metres in all other cases; and
- (B) the minimum setback from a **side lot line** or **rear lot line** is the distance equal to  $\frac{1}{2}$  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  $\frac{1}{2}$  the cumulative total height of the two **buildings**.
- (D) The maximum **lot coverage** is 15%;
- (E) **amenity space** is to 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** shall 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** shall be provided at a 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
- (I) a resident **parking space** is to be located in a **building** or **structure**.

(609) Exception RA 609

The lands subject to this exception shall comply with all the following:

- (A) A maximum of **dwelling units** permitted is:
  - (i) 259 if located in an **apartment building**; and
  - (ii) 12 if located in a multiple **dwelling unit building** other than an **apartment building**; and
- (B) the minimum above ground setback from a **lot line** is
  - (i) 7.5 metres from the northerly **lot line** and westerly **lot line**; and
  - (ii) 3.0 metres in all other cases;
- (C) **amenity space** is to be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (D) **parking space** are to be provided at the following minimum rates:
  - (i) for an **Apartment Building**:
    - (a) 1.2 for each **dwelling unit** and used for resident parking;
    - (b) 0.2 for each **dwelling unit** and used for visitor parking;
  - (ii) for any other **residential building**:
    - (a) 2.0 for each **dwelling unit**;
- (E) the maximum **building** height is 14.0 metres

(610) Exception RA 610

The lands subject to this exception shall comply with all the following:

- (A) **amenity space** is to be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
- (B) the maximum **lot coverage** is 33%;
- (C) **parking space** are to 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.

(611) Exception RA 611

The lands subject to this exception shall comply with all the following:

- (A) **amenity space** is to be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
- (B) the maximum **lot coverage** is 33%;
- (C) **parking space** are to 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.

(612) Exception RA 612

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum setback from a **side lot line** or **rear lot line** is the distance equal to 1/2 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 1/2 the cumulative total height of the two **buildings**.
- (D) **parking spaces** are to 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;
- (G) a minimum of 50% of the **lot area** is to be used for **soft landscaping**.

(613) Exception RA 613

The lands subject to this exception shall comply with all the following:

- (A) The minimum setback from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Sheppard Avenue, Neilson Road or Finch Avenue;
  - (ii) 12.0 metres if the **lot line** abuts Tapscott Road or Washburn Way; and
  - (iii) 9.0 metres in all other cases;
- (B) the minimum setback from a **side lot line** or **rear lot line** is the distance equal to 1/2 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 1/2 the cumulative total height of the two **buildings**;
- (D) the maximum **lot coverage** is 15%;
- (E) **parking spaces** are to 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** is to 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 areas** is to be used for **soft landscaping**;
- (H) 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**.

(614) Exception RA 614

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 28%;
- (B) **amenity space** is to 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** is to be used for **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) **parking space** are to 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**;
  - (ii) 0.2 for each **dwelling unit** and used for surface visitor parking;
- (F) On the lands municipally known as 1795 Markham Road, By-law 687-2007, as amended of the City of Toronto prevails.

(615) Exception RA 615



The lands subject to this exception shall comply with all the following:

- (A) for an **apartment building**:
  - (i) **amenity space** shall 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 Road; and
- (B) for a **townhouse building**:
  - (i) the minimum **rear yard setback** is 5.2 metres;
  - (ii) **amenity space** shall 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;
  - (iv) the minimum setback for the **main wall** containing vehicular access to a **parking space** is 5.6 metres; and
- (C) for a **building** containing non-residential uses:
  - (i) the maximum height is the lesser of 4 storeys and 14 metres;
  - (ii) the minimum 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 shall not be more than 1,858 square metres.

(616) Exception RA 616

The lands subject to this exception shall comply with all the following:

- (A) the maximum **gross floor area** of the **building** shall not be more than 1.5 times the area of the **lot**;
- (B) the minimum setback from a **front lot line** is :
  - (i) 36.0 metres from the centreline of McCowan Road, measured from the original centreline of the road; and
  - (ii) 12.0 metres in all other cases; and
- (C) the minimum setback from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to 1/2 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 1/2 the cumulative total height of the two **buildings**.
- (E) the maximum **lot coverage** is 15%;
- (F) a minimum of 70% of the **lot** is to be used for **landscaping**;
- (G) **amenity space** is to be provided at a rate of 0.9 square metres for each **dwelling unit**;
- (H) **parking spaces** are to 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** containing a **dwelling unit** in a **Detached House**, **Semi-detached House** or **Duplex** is:
  - (i) 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) 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.

(617) Exception RA 617

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 3688.

(618) Exception RA 618

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1978-308.

(619) Exception RA 619

The lands subject to this exception shall comply with all the following:

- (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** are to 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 only.

(620) Exception RA 620

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts St. Clair Avenue, McCowan Road, Brimley Road and Bellamy Road 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 1/2 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** is to be located on the **first floor**; and
- (F) **parking spaces** are to be provided at a rate of 1.0 for each **dwelling unit**.

(621) Exception RA 621

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Brimley Road 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 1/2 the height of the **building**; and
- (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 principal **building** is to be provided at a rate of 1.0 square metre for each **dwelling unit**;
- (F) **parking space** are to be provided at the rate of:
  - (i) 1.1 for each **dwelling unit** of which a minimum of 83% are to be in an enclosed **building**; and
  - (ii) 0.19 for each **dwelling unit** and used at grade visitor parking only.

(622) Exception RA 622

The lands subject to this exception shall comply with all the following:

- (A) the maximum number of **dwelling units** is the number of **dwelling units** that existed on the date of the enactment of this by-law;
- (B) 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;
- (C) The minimum **front yard setback** is that which existed on the date of the enactment of this by-law;
- (D) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**; and
- (E) the maximum **lot coverage** is that which existed on the date of the enactment of this by-law.

(623) Exception RA 623

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue 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 1/2 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** is to be located on the **first floor**.

(624) Exception RA 624

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts St. Clair Avenue, McCowan Road, and Bellamy Road 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 1/2 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** is to be located on the **first floor**.

(625) Exception RA 625

The lands subject to this exception shall comply with all the following:

- (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 Avenue; and
  - (ii) 20.5 metres measured from the original centre line of the **street**, if the **street** is Brimley Road; and
- (B) the minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres
- (D) **amenity space** is to be provided at a 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** is to 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(626) Exception RA 626

The lands subject to this exception shall comply with all the following:

- (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 Avenue, McCowan Road, Brimley Road and Bellamy Road; 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 1/2 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** is to be located on the **first floor**; and
- (F) **parking space** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(627) Exception RA 627

The lands subject to this exception shall comply cumulatively with the following:

- (A) despite land use permissions for this zone, 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**; and
- (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; and
- (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 Avenue;
  - (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; and
- (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**.

(628) Exception RA 628

The lands subject to this exception shall comply with all the following:

- (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 if the **lot line** abuts Kingston Road and measured from the original centre line of the **street**; and
  - (ii) 26.0 metres if the **lot line** abuts Midland Avenue and measured from the original centre line of the **street**; and
- (C) the minimum **building setback** from a **lot line** that does not abut a **street** is
  - (i) a distance equal to the greater of 1/2 the height of the **building** and 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 1/2 the height of the **building**; and
- (D) **amenity space** is to be provided at a 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;
- (F) **parking spaces** are to be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for use by resident and of which 84% are to be located in a **building** below ground; and
  - (ii) 0.125 for each **dwelling unit** and used only for visitor parking.

(629) Exception RA 629

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum 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 1/2 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** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(630) Exception RA 630

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum 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 1/2 the height of the **building**; and
- (D) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(631) Exception RA 631

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum 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 1/2 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** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(632) Exception RA 632

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum setback from a **lot line** that abuts a **street** is:
  - (i) 33.0 metres if the **lot line** abuts Kingston Road and is measured from the original centreline of the road allowance; and
  - (ii) 19.0 metres in all other cases and measured from the original centreline of the road allowance; and
- (C) the minimum **building setback** from a **lot line** that does not abut a road is a distance equal to 1/2 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** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(633) Exception RA 633

The lands subject to this exception shall comply with all the following:

- (A) the maximum **lot coverage** is 33.0%;
- (B) the minimum 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 an 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** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(634) Exception RA 634

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line**, if it does not abut a road, is a distance equal to 1/2 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** is to be provided at a 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(635) Exception RA 635

The lands subject to this exception shall comply with all the following:

- (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; and
- (C) the maximum **Lot coverage** is 33%;
- (D) **amenity space** is to be provided at a rate of 1.0 square metre for each **dwelling unit**; and
- (E) **parking spaces** are to 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

(636) Exception RA 636

The lands subject to this exception shall comply with all the following:

- (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** is to be provided in the principal **building** at a rate of 1.5 square metres for each **dwelling unit**; and
- (G) **parking spaces** are to be provided at a minimum rate of:
  - (i) 2.0 for each **dwelling unit**, of which one is to 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 only 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.

(637) Exception RA 637

The lands subject to this exception shall comply with all the following:

- (A) a **parking space** may be located within 16.0metres of a **lot line** that abuts Dunelm Street;
- (B) **parking spaces** are to 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** and used only for visitor parking; and
- (C) the maximum **lot coverage** is 33%;
- (D) 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 Road, Eglinton Avenue or Markham Road; and
    - (b) 9.0 metres in all other cases; and
  - (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 1/2 the height of the **building**;
  - (iv) **amenity space** is to be provided at a 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
  - (v) A convenience commercial facility for the sale of foods and sundry household items is permitted, if it has an **interior floor area** not more than 0.35% of the **gross floor area** of the **apartment building**;
- (E) for a **dwelling unit** contained in a **detached house, semi-detached house, duplex, triplex** or **fourplex** the following applies:
  - (i) the maximum number of **dwelling units** shall not be 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;
  - (iii) the floor area of each **dwelling unit** is
    - (a) a minimum of 111 square metres;
    - (b) a maximum of 168 square metres.

(638) Exception RA 638

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between any two or more **buildings** located on the same development **lot** is a distance equal to the 1/2 of the combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 18%;
- (E) **amenity space** is to be provided at a 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** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
  - (iii) 70% of all **parking spaces** are to be located in a below grade **structure**.

(639) Exception RA 639

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) **amenity space** is to be provided at a 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
- (E) a maximum of 50% of the **Gross Floor Area** of the ground floor may be used for **dwelling units**; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(640) Exception RA 640

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) **amenity space** is to be provided at a 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
- (E) **parking spaces** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking only; and
- (F) a minimum of 70% of all **parking spaces** are to be located in a below grade **structure**; and
- (G) a maximum of 8 **parking space** may be located in the **front yard**.

(641) Exception RA 641

The lands subject to this exception shall comply with all the following:

- (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** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (E) **parking spaces** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and



- (ii) 0.3 for each **dwelling unit** and used for visitor parking only.

(642) Exception RA 642

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road; and
  - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) **amenity space** is to be provided at a 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
- (E) a maximum of 50% of the **Gross Floor Area** of the ground floor may be used for **dwelling units**; and
- (E) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(643) Exception RA 643

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue or Markham Road; and
  - (ii) 12.0 metres in all other cases; and
- (B) the maximum 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) 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) a wholly enclosed area in the principal **building** with a minimum **interior floor area** of 17.64 square metres is to be provided and used only for the collection and storage of waste;
- (E) **amenity space** is to be provided at a 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** is to:
  - (i) be located in the principal **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** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (H) a minimum of 66% of all **parking spaces** are to be located in a below grade **structure**; and
- (I) storage lockers shall be provided at a rate of 1 for each **dwelling unit**.

(644) Exception RA 644

The lands subject to this exception shall comply with all the following:

- (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 Road,

Eglinton Avenue or Markham Road; and

- (ii) 12.0 metres in all other cases; and
- (B) the maximum 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) 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) a wholly enclosed area in the principal **building** with a minimum **interior floor area** of 17.64 square metres is to be provided and used only for the collection and storage of waste;
- (E) **amenity space** is to be provided at a 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** is to:
  - (i) be located in the principal **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** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (H) a minimum of 78% of all **parking spaces** are to be located in a below grade **structure**; and
- (I) storage lockers shall be provided at a rate of 1 for each **dwelling unit**.

(645) Exception RA 645

The lands subject to this exception shall comply with all the following:

- (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 Road; and
  - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 30%;
- (D) **amenity space** is to be provided at a 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** is to:
  - (i) be located in the principal **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** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for tenant parking only; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (G) a minimum of 78% of all **parking spaces** are to be located in a below grade **structure**.

(646) Exception RA 646

The lands subject to this exception shall comply with all the following:

- (A) if a **building** is not more than 91 metres from the **lot line** abutting Markham Road 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; and
- (ii) a **Day Nursery** is permitted if it does not occupy more than 837 square metres;
- (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 Road, Lawrence Avenue or Markham Road; and
  - (ii) 12.0 metres in all other cases; and
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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** is to be provided at a 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 is to be setback from a **lot line** that abuts a **street** is a distance equal to 1/2 the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;
- (H) **parking space** are to 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** only; and
- (I) 75% of all **parking spaces** are to be located at or above grade.

(647) Exception RA 647

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road 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 1/2 the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) **amenity space** is to be provided at a 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** are to 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** only; and
- (I) 75% of all **parking spaces** are to be located at or above grade.

(648) Exception RA 648

The lands subject to this exception shall comply with all the following:

- (A) the lands may be developed in accordance 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**;
- (i) the minimum **building setback** from a **front lot line** is 18.0 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (iv) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (v) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (vi) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (vii) the maximum **lot coverage** is 33%;and
- (viii) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(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**;
- (i) the minimum **building setback** from a **front lot line** is 12.0 metres; and
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres.
- (iv) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (v) the maximum **lot coverage** is 33%;
- (vi) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (vii) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

(649) Exception RA 649

The lands subject to this exception shall comply with all the following:

- (A) the lands may be developed in accordance 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**;
- (i) the minimum **building setback** from a **front lot line** is 18.0 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (iv) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (v) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (vi) the **lot** is to contain an outdoor children's play area with minimum area of 158 square metres;
- (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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(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**;
- (i) the minimum **building setback** from a **front lot line** is 12.0 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres.
- (iv) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (v) the maximum **lot coverage** is 33%;
- (vi) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (vii) **amenity space** is to be provided at a rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

(650) Exception RA 650

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road; and
  - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 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** is to be provided at a 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** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(651) Exception RA 651

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road; and
  - (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Scarborough Golf Club Road, Bellamy Road or Orton Park Road; and
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 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** is to be provided at a 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** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(652) Exception RA 652

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road;
  - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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** is to be provided at a 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(653) Exception RA 653

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road;
  - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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** is to be provided at a 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(654) Exception RA 654

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road;
  - (ii) 9.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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** is to be provided at a 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(655) Exception RA 655

The lands subject to this exception shall collectively comply with all the following:

- (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** is to be provided at a 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) indoor recreational space is to be provided at a rate of 3 square metres for each **dwelling unit**;
- (G) a minimum of 148 **parking spaces** are to be provided.
- (H) Matters to be provided pursuant to Section 36 of the Planning Act, 1983 are:
  - (i) The owner of the lands, at its expense and in accordance with, and subject to, the agreements referred to in Sub-Section 4(b) herein, shall fund the following facilities, services and matters within

four days of the coming into force of this By-law.

- (a) Contribution of \$125,000.00 for handicapped retrofitting projects at the Cedarbrae District Library.
- (b) Contribution of \$150,000.00 for streetscape improvements on Markham Road and other Corporation of the City of Toronto roads.
- (ii) The owners of the lands shall enter into one or more financially secured agreements with the Corporation of the former City of Scarborough pursuant to Section 36 of the Planning Act, 1983, to secure the financial contribution referred to in Sub-Section H(i) and which shall be registered on title to the lands to which this By-law applies prior to the passage of this By-law.

(656) Exception RA 656

The lands subject to this exception shall collectively comply with all the following:

- (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
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Confederation Drive;
  - (ii) 60.0 metres if the **lot line** abuts Stevenwood Road;
- (C) the maximum **lot coverage** is 33%;
- (D) 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 Road located 120 m north of the property line on Stevenwood Road to the highest point of the **building** excluding mechanical equipment room; and
- (E) indoor recreational space is to be provided at a rate of 3 square metres for each **dwelling unit**;
- (F) **amenity space** is to be located in the principal **building**;
- (G) **parking spaces** are to be provided at a 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 only;
- (G) **parking spaces** for a **day nursery** are to be provided at a rate of 3.0 for each 100 square metres used for a **day nursery**;
- (H) The lands subject to this exception must comply with prevailing by-law Section 955.10 (1074)

(657) Exception RA 657

The lands subject to this exception shall comply with all the following:

- (A) **dwelling units** on this site are not to be:
  - (i) more than 120; and
  - (ii) less than 100;and

- (B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts a **street**;
- (C) 7.5 metres is the minimum 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** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (G) **amenity space** is to be located in the principal **building**;
- (H) **parking spaces** are to be provided at a 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 only;
- (I) **parking spaces** for a **day nursery** are to be provided at a 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;
- (K) a **retail store** is permitted if total **gross floor area** occupied by it is not more than 25.0 square metres.

(658) Exception RA 658

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road;
  - (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 1/2 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** is to be provided at a 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) 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 space** are to be provided at a minimum rate of :
  - (i) 1.0 for each **dwelling unit** and used for resident parking;
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking only;
- (I) a minimum of 50% of the resident **parking spaces** required in H(i) are to be located at or above grade; and
- (J) despite regulation to the contrary, the following retail uses are also permitted if the total **interior floor area** of these uses is not more than 139 square metres:
  - (i) a pharmacy;
  - (ii) a **take-out eating establishment**, if the food is not prepared on site.

(659) Exception RA 659

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road
  - (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; and
  - (ii) a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation distance between the above ground, **main walls** of two principal **buildings** on the same **lot**, is a distance equal to 1/2 the total height of the two **buildings**;
- (D) the maximum **lot coverage** is 18%;
- (E) **amenity space** is to be provided at a 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** are to be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking;
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (G) a minimum of 75% of the **parking spaces** required are to be located at or above grade.

(660) Exception RA 660

The lands subject to this exception shall comply with all the following:

- (A) 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 home, semi-detached home or **townhouse**, 1 for each 199 square metres of **lot area**; and
- (B) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) for an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) the maximum **lot coverage** is 33%; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(661) Exception RA 661

The lands subject to this exception shall comply with all the following:

- (A) 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 home, semi-detached home or **townhouse**, 1 for each 199 square metres of **lot area**; and
- (B) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
- (C) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (D) for an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) the maximum **lot coverage** is 33%; and
- (F) for an **apartment building** **amenity space** is to be provided at a 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** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(662) Exception RA 662

The lands subject to this exception shall comply with all the following:

- (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 Road, Lawrence Avenue or Markham Road; and
- (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bellamy Road, Scarborough Golf Club Road, Orton Park Road;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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** is to be provided at a 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
- (E) the maximum **lot coverage** is 33%; and
- (F) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(663) Exception RA 663

The lands subject to this exception shall comply with all the following:

- (A) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road;
- (B) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 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** is to be set back a minimum of 10.0 metres from a stable top-of-bank line;
- (E) for an **apartment building amenity space** is to be provided at a 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) the maximum height of a **building** is the lesser of 11 storeys and 35.0 metres;
- (G) the maximum **lot coverage** is 15%; and
- (H) the part of a **building** used for below grade parking is to be setback from a **lot line** that abuts a **street** a distance equal to 1/2 the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;
- (I) **parking spaces** are to be provided at the minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking; and
- (J) a minimum of 66% of all **parking spaces** are to be located under ground;
- (K) a minimum of 70% of the **lot area** is to be **landscaped** and of that **landscaped** area a minimum of 50% is to be **soft landscaping**.

(664) Exception RA 664

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres measured from the original centreline of the **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 1/2 the height of the **building**;
- (C) the minimum separation between the above ground **main walls** of two or more **buildings** on the same **lot** is a distance equal to 1/2 of the combined height of the two **buildings**;
- (D) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (E) a minimum of 50% of the **parking spaces** are to be located in a **building**;
- (F) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;and

- (G) if developed as **dwelling units** in an **apartment building** the following shall apply:
- (i) the maximum number of **dwelling unit** shall not exceed 1 for each 67 square metres of **lot area**;
  - (ii) the maximum **lot coverage** is 18 %;

- (H) if developed with **dwelling units** in other than an **apartment building** the following shall apply:
- (i) the maximum number of **dwelling unit** shall not exceed 1 for each 199 square metres of **lot area**;
  - (ii) the maximum **lot coverage** is 40%.

(665) Exception RA 665

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 12.0 metres if the **lot line** abuts Neilson Road, measured from the original centreline of the **street**;
  - (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 **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) **parking spaces** are to 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** are to be located under ground;
- (G) a recreation centre is to be provided in a **detached house** having a maximum **gross floor area** of 744 square metres.

(666) Exception RA 666

The lands subject to this exception shall comply with all the following:

- (A) the minimum set back from a **lot line** that abuts a **street** is:
  - (i) 25.0 metres if the **lot line** abuts Neilson Road, measured from the original centreline of the **street**;
  - (ii) 18.0 metres if the **lot line** abuts Ellesmere Road, measured from the original centreline of the **street**;
  - (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 1/2 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 1/2 the total height of the two **buildings**;
- (D) the maximum **lot coverage** is 18 %;
- (E) **amenity space** is to be provided at a 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** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) a minimum of 50% of the **parking spaces** are to be located in a **building**.

(667) Exception RA 667

The lands subject to this exception shall comply with all the following:

- (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** 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 40 %;
- (F) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;and
- (G) **parking spaces** are to 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; and
- (H) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (I) in addition to the uses permitted in a RA zone, the following uses are also permitted:
  - (i) **Nursing Home**;
  - (ii) Medical Office;
  - (iii) **Day Nursery**;
  - (iv) Drug Store; and
  - (v) Nurses, Doctor and Medical **Student Residences**.

(668) Exception RA 668

The lands subject to this exception shall comply with all the following:

- (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** are to 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; and
- (G) a minimum of 67% of all **parking spaces** are to be located under ground.

(669) Exception RA 669

The lands subject to this exception shall comply with all the following:

- (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 40 %;
- (F) a below grade parking **structure** is to be set back from a **lot line** that abuts a road a minimum of 3.0 metres;
- (G) **amenity space** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (H) **parking spaces** are to 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.

(670) Exception RA 670

The lands subject to this exception shall comply with all the following:

- (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 40 %;
- (F) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **parking spaces** are to 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; and
- (H) a minimum of 67% of all **parking spaces** are to be located under ground.

(671) Exception RA 671

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 12.0 metres if the **lot line** abuts Manse Road; and
  - (ii) 9.0 metres if the **lot line** abuts Wildlark Drive; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 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 1/2 of the combined total height of the two **buildings**;
- (D) the portion of a below grade **structure** used for **parking spaces** is to be setback 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** is to be provided at a 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** is to 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** are to 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;
- (J) a minimum of 67% of all **parking spaces** are to be located under ground.

(672) Exception RA 672

The lands subject to this exception are to comply with all the following:

- (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 Avenue; and
  - (ii) 12.0 metres if the **lot line** abuts Galloway Road; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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** is to be provided at a 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** is to 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** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 67% of all **parking spaces** are to be located under ground;
- (I) a minimum of 33% of the **parking space** are to be for visitor parking; and
- (J) despite the uses permitted on this **lot**, if a minimum of 3.22 **parking space** for each 100 square metres of commercial **interior floor area** and the total **interior floor area** used for commercial is not more than 233 square metres, then the following uses are also permitted:
  - (i) Barber Shop, Beauty Salon;
  - (ii) Dry Cleaning/Laundry pick-up; and
  - (iii) **Retail Store**, limited to the sale of food and non-alcoholic beverages prepared off the **premises**.

(673) Exception RA 673

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue 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 1/2 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 equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this by-law;
- (F) **amenity space** is to be provided at a 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) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) despite the uses permitted on this **lot**, if the total **interior floor area** used for commercial is not more than 66 square metres and it is located only on the **first floor** of the south-easterly corner of the east wing, then the following uses are also permitted:
  - (i) Photo pick-up;
  - (ii) Dry Cleaning/Laundry pick-up; and

(iii) **Retail Store**, limited to the sale of food and non-alcoholic beverages prepared off the **premises**.

(674) Exception RA 674

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Brimley Road;
  - (ii) 3.0 metres in all other cases; and
- (B) the minimum 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** is to be provided at a 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** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.
- (G) these lands must comply with prevailing by-law section 955.10. (1073 )

(675) Exception RA 675

The lands subject to this exception are to comply with all the following:

- (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 Avenue; and
  - (ii) 12.0 metres if the **lot line** abuts Galloway Road; and
- (B) the portion of a below grade **structure** used for **parking spaces** is to be setback 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** is to be provided at a 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** is to 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) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) a minimum of 67% of all **parking spaces** are to be located under ground;
- (H) a minimum of 33% of the **parking space** are to be for visitor parking; and

(676) Exception RA 676

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive 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 1/2 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 **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (E) 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;
- (F) **amenity space** is to be provided at a 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** is to 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.

(677) Exception RA 677

The lands subject to this exception are to comply with all the following:

- (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 Road, Morningside Avenue, Manse Road and Beechgrove Drive; and
  - (ii) 18.0 metres if the **lot line** abuts Kingston Road; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is the greater of:
  - (i) a distance equal to 1/2 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 **buildings** on the same **lot** is a distance equal to 1/2 of the combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 15%;
- (E) **amenity space** is to be provided at a 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** is to 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 a RD or RS zone is to be used for **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** is to be used for **soft landscaping**;
- (J) despite the uses permitted on this **lot**, a **place of worship** is also permitted if it does not cover more than 50% of the area of the **lot**.

(678) Exception RA 678

The lands subject to this exception are to comply with all the following:

- (A) The minimum setback for a **building** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**;
  - (ii) 31.0 metres if the **lot line** abuts Morningside Avenue, measured from the original centreline of the **street**; and
  - (iii) 9.0 metres from any other **street**; and
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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** is to be provided at a 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** is to 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** is to be used for **soft landscaping**;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (I) a minimum of 33% of the **parking space** are to be for visitor parking.



(679) Exception RA 679

The lands subject to this exception are to comply with all the following:

- (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 Road, Morningside Avenue, Manse Road and Beechgrove Drive;
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**; and
- (C) the maximum **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (D) the maximum **lot coverage** is 18%;
- (E) **amenity space** is to be provided at a 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** is to 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** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (I) a minimum of 11% of the **parking space** are to be for visitor parking.

(680) Exception RA 680

The lands subject to this exception are to comply with all the following:

- (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 Road, Morningside Avenue, Manse Road and Beechgrove Drive;
- (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 1/2 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 **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (F) **amenity space** is to be provided at a 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** is to 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** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(681) Exception RA 681

The lands subject to this exception are to comply with all the following:

- (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 Road, Morningside Avenue, Manse Road and Beechgrove Drive; and
  - (ii) 9.0 metres from any other **street**; and
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **building** height is equal to the height of the **building** existing on the **lot** on the date of enactment of this by-law;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** is to be provided at a 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** is to 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.

(682) Exception RA 682

The lands subject to this exception are to comply with all the following:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 36.0 metres, measured from the centreline of Kingston Road;
- (ii) 22.0 metres, measured from the centreline of Galloway Road; and
- (iii) 9.0 metres from Poplar Road; and

(B) for the part of the **lot** containing and required for an **apartment building** the following shall apply:

- (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 1/2 the height of the **building**;
- (iii) the portion of a below grade **structure** used for **parking spaces** is to be setback 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** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (vi) a minimum of 67% of all **parking spaces** are to be located under ground;
- (vii) a minimum of 11% of the **parking space** are to be for visitor parking;
- (viii) a **day nursery** is permitted if it has an **interior floor area** not more than 509 square metres; and
- (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

(C) for the part of the **lot** containing and required for a **townhouse building** the following shall apply:

- (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** will not be more than an amount equal to 57 square metres for each **dwelling unit**;
- (v) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (vi) a minimum of 75% of all **parking spaces** are to be located under ground or in a **building**; and
- (vii) a minimum of 20% of the **parking space** are to be for visitor parking.

(683) Exception RA 683

The lands subject to this exception are to comply with all the following:

(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 Road, Morningside Avenue, Manse Road and Beechgrove Drive;
- (ii) 18.0 metres, if the **lot line** abuts Kingston Road; and
- (iii) 9.0 metres if the **lot line** abuts any other **street**; and

(B) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to 1/2 the height of the **building**;

- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback 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** is to be provided at a 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** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) a minimum of 67% of all **parking spaces** are to be located under ground;
- (H) a minimum of 33% of the **parking space** are to be for visitor parking.

(684) Exception RA 684

The lands subject to this exception are to comply with all the following:

- (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 Road;
  - (ii) 21.0 metres, measured from the centre line of the **street**, if the **lot line** abuts Kingston Road; and
- (B) the minimum ground floor area for a one-**storey building** is to be 102 m<sup>2</sup> per **dwelling unit**; and for a more than one-**storey building**, the minimum ground floor area is 51 m<sup>2</sup> per **dwelling unit**.
- (C) the portion of a below grade **structure** used for **parking spaces** is to be setback from a **lot line** that abuts a **street** a minimum of 3.0 metres;
- (D) **amenity space** is to be provided at a rate of 1.0 square metres for each **dwelling unit**;
- (E) **parking spaces** for resident use are to be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (F) **parking spaces** for visitor use are to 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**.

(685) Exception RA 685

The lands subject to this exception must comply with Regulation 955.10.(343).

(686) Exception RA 686

On these lands the following by-law prevails, being former City of North York by-law 32985.

(687) Exception RA 687

The lands subject to this exception are to comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Brimley Road is 12.0 metres;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**.
- (D) the maximum **lot coverage** is 20%;
- (E) **Amenity space** is to 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** is to 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** to be used 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 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**; and
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) of the **parking spaces** required a minimum of 65% are to be located in a **building or structure** below grade.

(688) Exception RA 688

The lands subject to this exception are to collectively comply with all the following:

- (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 setback from a **lot line** that abuts a **lot** in a 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(i) ) a gatehouse is permitted;
- (D) a maximum of 14 **dwelling units** may be located in a **building** with 3 storeys or less;
- (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** is to be setback 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; and
- (G) **amenity space** is to be provided at a minimum rate of 3.0 square metres for each **dwelling unit**.
- (H) **parking spaces** are to be provided at a rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** is to be for resident use and 0.2 for each **dwelling unit** is to be for at grade visitor parking only.

(689) Exception RA 689

The lands subject to this exception are to comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres if the **lot line** abuts Finch Avenue or McCowan Road;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to 1/2 to combined total height of the two **buildings**;
- (D) the maximum **lot coverage** is 15%;
- (E) **Amenity space** is to 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** is to 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** to be used 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 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**; and
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) of the **parking spaces** required a minimum of:
  - (i) 65% are to be located in a **building**; and
  - (ii) 11 % of all **parking spaces** are to be for visitor use only.

(690) Exception RA 690

The lands subject to this exception shall comply with all the following:

- (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 Avenue; and
  - (ii) 6.0 metres from all other **streets**; and
- (B) The minimum **building setback** from a **side lot line** is the distance equal to 1/2 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** is to be provided at the rate of 9.0 square metres for each **dwelling unit** and it is to be located in a recreational room in a **building**; and
- (D) **parking spaces** are to be provided at the rate of 0.5 for each **dwelling unit**.

(691) Exception RA 691

The lands subject to this exception shall comply with all the following:

- (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 1/2 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** is to be provided at the rate of 9.0 square metres for each **dwelling unit** and it is to be located in a recreational room in a **building**; and
- (D) **parking spaces** are to be provided at the rate of 0.5 for each **dwelling unit**.

(692) Exception RA 692

The lands subject to this exception shall comply with all the following:

- (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 Avenue;
  - (ii) 10.5 metres if the **lot line** abuts Denton Avenue; and
  - (iii) 7.5 metres if the **lot line** abuts Macey Avenue; and
- (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** is to be provided at the rate of 0.9 square metres for each **dwelling unit**; and
- (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; and
- (F) a maximum 20 storeys (18 storeys for apartment **dwelling units** over 2 lowest storeys containing

- ancillary** uses as automobile parking, storage, utilities and recreation centre).
- (G) the maximum height of the **building** is the actual **building** height that existed on the date of the enactment of this by-law;
- (H) **parking space** are to 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 each **dwelling unit** and used for visitor parking and located on grade or in an open **structure** below grade with a **landscaped** roof;
- (I) the minimum width of a **driveway** is:
- (i) 4.8 metres if it is for one way traffic movement only;
  - (ii) 6.0 metres if it is two way traffic movement; and
  - (iii) 3.0 metres if it is a ramp to underground parking; and
- (J) despite regulations to the contrary, **dwelling units** may only be in an **Apartment Building**;
- (K) the maximum **gross floor area**, excluding the **interior floor area** uses for **amenity space**, is no 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**; and
- (L) 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
- (M) a balcony and enclosed porch may project from a **building** a maximum of 1.85 metres into a required yard setback.

(693) Exception RA 693

The lands subject to this exception shall comply with all the following:

- (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 Avenue;
  - (ii) 10.5 metres if the **lot line** abuts Denton Avenue; and
  - (iii) 7.5 metres if the **lot line** abuts Macey Avenue; and
- (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** is to be provided at the rate of 0.9 square metres for each **dwelling unit**; and
- (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; and
- (F) a maximum 18 storeys (16 storeys for apartment **dwelling units** over 2 lowest storeys containing **ancillary** uses 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 only;
  - (ii) 6.0 metres if it is two way traffic movement; and

- (iii) 3.0 metres if it is a ramp to underground parking; and
- (H) **parking space** are to 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 each **dwelling unit** and used for visitor parking and located on grade or in an open **structure** below grade with a **landscaped** roof;
- (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** uses for **amenity space**, is no 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**; and
- (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.

(694) Exception RA 694

The lands subject to this exception shall comply with all the following:

- (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; and
- (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; and
- (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**; and
- (F) **parking spaces** are to 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% are to be used for resident parking only and are to be located in a **building**; and
  - (ii) a minimum of 12.5% are to be used for visitor parking only and are to be located at grade; and
- (H) a minimum of 60% of the **lot area** is to be used for no other purpose than **landscaping**.

(695) Exception RA 695

The lands subject to this exception shall comply with all the following:

- (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 Avenue; 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; and
- (B) the maximum **lot coverage** is 15%;
- (C) no part of a **building** is to 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 space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** is to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only;
- (E) a minimum of 50% of the **lot area** is to be used for no other purpose than **landscaping**; and
- (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** is to be provided at the rate of 0.9 square metres for each **dwelling unit** and is to be located in the principal **building**; and
- (H) The walls of **buildings**, containing habitable rooms, facing one another shall maintain a minimum distance between the **buildings** of one-half of the sum of the height of the two **buildings** except where the overlap is less than 100%, in which case the minimum distance may be reduced proportionately by that amount of **building** which is not overlapped, but in no case shall the distance be less than 45 m; where two walls less than 19.5 m in length face each other the distance shall be no less than 30 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance shall be not less than 24 m. A minimum **side yard** of one-half the height of accessory or recreational **buildings** shall 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**.

(696) Exception RA 696

The lands subject to this exception shall comply with all the following:

- (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 Avenue; 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; and
- (B) the maximum **lot coverage** is 15%;
- (C) no part of a **building** is to 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 space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** are to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only;
- (E) a minimum of 50% of the **lot area** is to be used for no other purpose than **landscaping**; and
- (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** is to be provided at the rate of 0.9 square metres for each **dwelling unit** and is to be located in the principal **building**; and
- (H) The walls of **buildings**, containing habitable rooms, facing one another shall maintain a minimum distance between the **buildings** of one-half of the sum of the height of the two **buildings** except where the overlap is less than 100%, in which case the minimum distance may be reduced proportionately by that amount of **building** which is not overlapped, but in no case shall the distance be less than 45 m; where two walls less than 19.5 m in length face each other the distance shall be no less than 30 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance shall be not less than 24 m. A minimum **side yard** of one-half the height of accessory or recreational **buildings** shall 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**.



- (l) **Retail Store, Personal Service Shop and Eating Establishment** are also permitted if:
  - (i) Maximum **interior floor area** of all **Eating Establishment** in not more than 50 m<sup>2</sup>;
  - (ii) The combined **gross floor area** of all **Retail Store, Personal Service Shop and Eating Establishment** is not more than 279 square metres
  - iii) all **Retail Store, Personal Service Shop and Eating Establishment** are located only on the **first floor**; and
  - (iv) **parking spaces** are to be provided for these uses at a rate of 1 for each 100 square metres of **gross floor area**.

(697) Exception RA 697

The lands subject to this exception shall comply with all the following:

- (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** is to be used only for recreational uses and may be located in a **building** or outside on the **lot**;
- (F) a minimum of 70% of the **lot area** is to 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**; and
- (H) **parking space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** is to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only.
- (I) on the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 m along the easterly boundary of Warden Avenue to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Avenue **Public School**;  
 THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 m to a point in the said southerly boundary; THENCE southerly 88.583 m to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 m to the easterly boundary of Warden Avenue, and the place of beginning; an 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 Avenue; 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**.

(698) Exception RA 698

The lands subject to this exception shall comply with all the following:

- (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** is to be used only for recreational uses and may be located in a **building** or outside on the **lot**;
- (F) a minimum of 70% of the **lot area** is to 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**; and

(H) **parking space** are to be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** is to be used for resident parking only and the remaining **parking spaces** are to be used for visitor parking only.

(I) on the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 m along the easterly boundary of Warden Avenue to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Avenue **Public School**;

THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 m to a point in the said southerly boundary; THENCE southerly 88.583 m to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 m to the easterly boundary of Warden Avenue, and the place of beginning; an 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 Avenue; 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**.

(710) Exception RA 710

The lands subject to this exception shall comply with all the following:

(A) the minimum **building setback** from a **lot line** that abuts Kennedy road 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 1/2 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 1/2 the combined total height of the two **buildings**;

(D) a minimum of 50% of the **gross floor area** of the first is to be used only for **dwelling units**;

(E) the maximum **lot coverage** is 30%; and

(F) a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be located along the entire part of a **lot line** that abuts a **lot** in a Residential Zone category.

(711) Exception RA 711

The lands subject to this exception shall collectively comply with all the following:

(A) the minimum 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

(B) 3.6 metres, if it is a **side lot line**.

(712) Exception RA 712

The lands subject to this exception shall comply with all the following:

(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** is to 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** shall be used only for **landscaping** with the exception that a **driveway** is permitted in the **street yard**;
- (E) **parking spaces** are to 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 tenant parking;
  - (ii) 0.2 **parking spaces** per **dwelling unit** to be provided on the surface for visitor parking; and
- (G) the maximum number of storeys is 2.

(713) Exception RA 713

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue and Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in a residential RD zone is 7.5 metres;
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is be used for **dwelling units**;
- (D) **amenity space** is to be provided at a minimum rat 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 and **rear lot line** is a distance equal to 1/2 the height of the **building**.

(714) Exception RA 714

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue and Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a side and **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is be used for **dwelling units**;
- (D) **amenity space** is to be provided at a minimum rat of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) **parking space** are to be provided at a minimum rate of 1.1 for each **dwelling unit**; and
- (F) a minimum of 50% of the required **parking spaces** are to be located below ground.

(715) Exception RA 715

The lands subject to this exception shall comply with all the following:

- (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 Road, Eglinton Avenue and Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a side and **rear lot line** is a distance equal to 1/2 the height of the **building**.
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is be used for **dwelling units**;
- (D) **amenity space** is to be provided at a minimum rat of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) **parking space** are to be provided at a minimum rate of 1.05 for each **dwelling unit**; and

(F) a minimum of 50% of the required **parking spaces** are to be located below ground

(716) Exception RA 716

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) a minimum of 50% of the **interior floor area** of the **first floor** is to be used for **dwelling units**; and
- (C) **amenity space** is to 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.

(718) Exception RA 718

The lands subject to this exception shall comply with all the following:

- (A) the minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to 1/2 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 1/2 the combined total height of the two **buildings**;
- (C) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit** of which 66% are to be located below grade;
- (D) a minimum of 11% of the required **parking space** are to be used for visitor parking only;
- (E) **amenity space** is to 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 rooms 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 setback 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 Road; and
  - (ii) 7.5 metres in all other cases.

(720) Exception RA 720

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a medical and professional office **building** is a permitted use provided:
  - (i) the **lot coverage** does not exceed 50%;
  - (ii) the **building** height does not exceed 10.7 metres;
  - (iii) the **front yard setback** of the **building** is not less than 9.1 metres;
  - (iv) the east **side yard setback** of the **building** is not less than 6.4 metres;
  - (v) parking is provided on the **lot** at a rate of 1 **parking space** for every 46 square metres of **interior floor area**; and
  - (vi) no **vehicle** access to or from the on site parking is by way of Glengarry Avenue.

(721) Exception RA 721

The lands subject to this exception must comply with the following:

- (A) On a **lot**, a **building** containing office use is permitted provided:

- (i) the height of the **building** does not exceed 11.0 metres;
- (ii) the **front yard setback** of the **building** is not less than 9.0 metres;
- (iii) the minimum **soft landscaped** open space is 220 square metres;
- (iv) a minimum of 7 **parking spaces** are provided on the **lot**; and
- (v) no **vehicle** access to or from the **lot** is provided from Glengarry Avenue

(722) Exception RA 722

The lands subject to this exception must comply with the following:

- (A) On a **lot**, 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 Avenue West; and
- (B) On a **lot**, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, seniors' community house, 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 Avenue West.
- (C) The lands subject to this exception must comply with Regulation 955.10.(336).

(723) Exception RA 723

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.

(725) Exception RA 725

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) The maximum height of any **building** on the lands is 18 metres with no more than 6 storeys.

(726) Exception RA 726

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1990-156 and 1990-203.

(727) Exception RA 727

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-laws 1982-192 and 1985-137.

(728) Exception RA 728

The lands subject to this exception are to collectively comply with all the following:

Permitted Uses

All types of **dwelling units**

- **Day Nurseries**
- **Private-Home Day Care**

(A) the number of **dwelling units** permitted is:

- (i) a minimum of 145 **dwelling units**; and

(ii) a maximum of 170 **dwelling units**; and

(B) the minimum setback from a **lot line** abutting a **street** is 3.0 metres;

(C) **amenity space** must be provided within a **building** at a rate of 1.0 square metres for each **dwelling unit**;

(D) where the **vehicle** entrance to a garage also faces the **street**, the entrance is to be setback 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 with 30 metres of Alton Towers Circle; and

(ii) 54 metres in all other cases; and

(F) **parking spaces** is to be provided at the 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.

(729) Exception RA 729

The lands subject to this exception are to collectively comply with all the following:

(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 within 65 metres of Alton Towers Circle:

(a) a minimum of 225 **dwelling units** for each hectare; and

(b) a maximum of 240 **dwelling units** for each hectare; and

(B) the minimum setback from a **lot line** abutting a **street** is 3.0 metres;

(C) **amenity space** is to be provided within a **building** at a rate of 1.0 square metres for each **dwelling unit**;

(D) where the **vehicle** entrance to a garage also faces the **street**, the entrance is to be setback 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 with 30 metres of Alton Towers Circle; and

(ii) 54 metres in all other cases; and

(F) **parking spaces** is to be provided at the 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 only for visitor parking; and

(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.

Permitted Uses

All types of **dwelling units**

- **Day Nurseries**
- Private-Home Day Care

(731) Exception RA 731

The lands subject to this exception must comply with the following:

- (A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a mixed use **building** may not be closer than 0.3 metres to the **front lot line**.
- (B) On or between the odd numbered addresses of 1467 -1515 BATHURST ST, 396 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 358-98, as amended.

(732) Exception RA 732

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 533-2010, as amended.

(733) Exception RA 733

The lands subject to this exception must comply with the following:

- (A) The applicable prevailing By-law in Article 950.30.1, being former City of North York by-law 22575 as amended; and
- (B) The applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 335-2010 as amended.

(734) Exception RA 734

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 223-2010 as amended.

(735) Exception RA 735

The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto By-law 995-2009 as amended.

(736) Exception RA 736

The lands subject to this exception must comply with the applicable prevailing bylaw in Article 950.70.1, being City of Toronto By-law 601-2009.

(737) Exception RA 737

The lands subject to this exception must comply with the following:

- (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 1/2 the height of the **building**;
- (D) the minimum **building setback** from a **lot line** that abuts a **lot** in a 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.

(738) Exception RA 738

The lands subject to this exception must comply with the following:

- (A) 22.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** if the **lot line** abuts Pharmacy Avenue, Danforth Road, Victoria Park Avenue, and Warden Avenue; and
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**.

(739) Exception RA 739

The lands subject to this exception must comply with the following:

- (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 Road, Lawrence Avenue or Markham Road; and
  - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 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** is to be used for **soft landscaping**.
- (E) **amenity space** is to be provided at a rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50

(740) Exception RA 740

The lands subject to this exception must collectively comply with the following:

- (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**; and
- (C) **amenity space** must be provided inside a **building** at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (D) **Parking space** 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; and
- (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**.

(741) Exception RA 741

The lands subject to this exception must collectively comply with the following:

- (A) the maximum **lot coverage** is 33%;
- (B) **parking space** must be provided at a minimum rate of:
  - (i) 1.2 for each **dwelling unit** and used for resident parking; and
  - 0.2 for each **dwelling unit** and used for visitor parking only; and
- (C) indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**.

(742) Exception RA 742

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Kennedy Road; and
  - (ii) 12.0 meters in all other cases; and



- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 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 1/2 the total combine height of the two **buildings**;
- (F) a below grade parking **structure** may be located in all yards;
- (G) the minimum 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 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; and
- (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 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 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(743) Exception RA 743

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Kennedy Road; and
  - (ii) 12.0 meters in all other cases; and
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 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 1/2 the total combine height of the two **buildings**;
- (F) a low grade parking **structure** may be located in all yards;
- (G) the minimum 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 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; and
- (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 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(744) Exception RA 744

The lands subject to this exception must comply with the following:

- (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 1/2 the height of the **building**;  
and
- (C) a minimum of 50% of the **first floor** is to be used for **dwelling units**;

(745) Exception RA 745

The lands subject to this exception must comply with the following:

- (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 1/2 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 1/2 the total combine height of the two **buildings**;
- (F) below grade parking structure may be located in all yards;
- (G) the minimum 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 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 site, of which a minimum of 144 **parking spaces** must be located underground; and
- (J) a maximum of six **parking spaces** shall be permitted in the **front yard** abutting Antrim Crescent.
- (K) A minimum 43% of the **lot** must be used for no other purpose than **landscaping**; 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 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(746) Exception RA 746

The lands subject to this exception must comply with the following:

- (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 1/2 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 1/2 the total combine height of the two **buildings**;
- (F) below grade parking structure may be located in all yards;
- (G) the minimum 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 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 site, of which a minimum of 128 **parking spaces** must be located underground; and
- (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 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 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(747) Exception RA 747

The lands subject to this exception must comply with the following:

- (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 1/2 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 1/2 the total combine height of the two **buildings**;
- (F) below grade parking structure may be located in all yards;
- (G) the minimum 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 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; and
- (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 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(748) Exception RA 748

The lands subject to this exception must comply with the following:

- (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 Road; and
  - (ii) 12.0 metres in all other cases;
- (B) the minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) the minimum 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;
- (J) A minimum 50% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (K) of the required **parking spaces**:
  - (i) a minimum of 55% may be located at or above ground; and
  - (ii) 11% must be surface **parking spaces** for visitor use only.

(749) Exception RA 749

The lands subject to this exception must comply with the following:

- (A) the minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Kennedy Road; and
  - (ii) 12.0 meters in all other cases; and
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to 1/2 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 1/2 the total combine height of the two **buildings**;
  - (F) below grade parking **structure** may be located in all yards;
  - (G) the minimum 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 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**; and
  - (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 only; 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 shall not exceed 401 times the site area in hectares, but, in no case, shall 2-bedroom units exceed 31% of the total number of units and 3-bedroom units shall not exceed one per floor.

(750) Exception RA 750

The lands subject to this exception must collectively comply with the following:

- (A) the minimum **building setback** from a **lot line** abutting Ellesmere Road is:
  - (i) 2.7 metres, for any portion of the **building** that is only 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 Ellemere Road 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 an 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 retails stores and all **personal service shops** is 475 square metres;
  - (ii) they are setback a minimum of 180 metres from Mondeo Drive; and
  - (iii) they are on the **first floor**; and
- (H) Underground parking **structures** are permitted to have zero (0) setback from the **lot lines** of Ellesmere Road 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**.

(751) Exception RA 751

The lands subject to this exception must comply with the following:

- (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 1/2 the height of the **building**;  
and
- (C) a minimum of 50% of the **first floor** is to be used for **dwelling units**.

(752) Exception RA 752

The lands subject to this exception must collectively comply with the following:

- (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.
  - (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 setback at least:
  - (i) 1.2 metres from a **lot line** abutting Birchmount Road; and
  - (ii) 0.3 metres from all other **lot lines**; and
- (D) **parking spaces** must be provided at a minimum rate of 1.6 spaces for each **dwelling unit**; and
- (E) A minimum of 2 surface **parking spaces** for the disabled must be provided.

(753) Exception RA 753

The lands subject to this exception must comply with the following:

- (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 1/2 the height of the **building**;  
and
- (C) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) a minimum of 50% of the **first floor** is to 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) **parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**.

(754) Exception RA 754

The lands subject to this exception must comply with the following:

- (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 1/2 the height of the **building**;  
and
- (C) a minimum of 50% of the **first floor** is to be used for **dwelling units**;
- (D) a minimum of 92 square metres of **first floor** must be utilized for recreational purposes.

(755) Exception RA 755

The lands subject to this exception must comply with the following:

- (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 1/2 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**; and
- (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 only.

(756) Exception RA 756

The lands subject to this exception must comply with the following:

- (A) The maximum number of **dwelling units** must not be more than:
  - (i) one **dwelling unit** per 66 m<sup>2</sup> of **lot area** for a Senior Citizens' Home; or
  - (ii) one **dwelling unit** per 94 m<sup>2</sup> 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 m 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 setback a minimum of 10 metres from lands in an ON zone; and
 

**Parking space** must be provided at a minimum rate of :

  - (i) 0.5 for each **dwelling unit** in a Senior Citizen's 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**;