

Chapter 900 Site Specific Amendments

900.1 General

900.1.10 Interpretation

(1) Contents of Chapter 900 Site Specific Exceptions

- (A) Chapter 900 Site Specific Exceptions are provisions pertaining to lands, or a portion thereof that have an exception number shown as an "X" with a numeral in the zone label on the Zoning By-law Map.
- (B) Chapter 900 Site Specific Exceptions consist of one or more of the following:
 - (i) Site Specific Provisions;
 - (ii) a Prevailing By-law or By-laws; or
 - (iii) a Prevailing Section or Sections.
- (C) "Site Specific Provisions" are the provisions set out in text in Sections 900.2 to 900.'50' inclusive which pertain to the property and which are identified as "Site Specific Provisions" in those Sections. A "Prevailing By-law" or a "Prevailing Section" is not a Site Specific Provision.
- (D) "Prevailing By-laws" are the by-laws, as amended, listed in Sections 900.2 to 900.'50' inclusive and identified as such in those Sections.
- (E) "Prevailing Sections" are the sections, as amended, of the **Former General Zoning By-laws** listed in Sections 900.2 to 900.'50' inclusive and identified as such in those Sections.

(2) Effect of a Chapter 900 Site Specific Exception

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

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

The regulations of a Site Specific Provision in Chapter 900 Site Specific Exceptions govern over any inconsistent regulations in Chapters 10 to 800 inclusive of this By-law.

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

- (A) Despite regulation 900.1(2), none of the regulations of Chapters 10 to 800 inclusive of this By-law that are inconsistent with the regulations of a Prevailing By-law or Prevailing Section apply to prevent:
 - (i) the erection or use of a **building** or **structure** or any permitted addition or enlargement; or
 - (ii) the use of land,
 - in compliance with the provisions of a Prevailing By-law or a Prevailing Section, provided all the specific requirements of the Prevailing By-law or Prevailing Section are complied with.
- (B) All applicable regulations of this By-law apply to:
 - (i) any new **buildings** or **structures** and additions enlargements; and
 - (ii) any use of land,
 - not permitted by the Prevailing By-law or Prevailing Section.
- (C) Where this By-law applies to lands pursuant to regulation 1.5.7(1):
 - (i) the provisions and the definitions of the **Former General Zoning By-laws** continue to apply only to the extent necessary to interpret and support the Prevailing By-laws or Prevailing Sections;
 - (ii) the provisions of the **Former General Zoning By-laws** do not have priority over this By-law, except to the extent needed in subsection (i); and
 - (iii) despite any language in a Prevailing By-law or a Prevailing Section which indicates that the provisions of the **Former General Zoning By-laws** otherwise continue to apply, the applicability of the **Former General Zoning By-laws** are limited by subsections (i) and (ii).

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) an office is a permitted use.

(2) Exception R 2

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 341 of former City of Toronto By-law 438-86.

(B) Section 12(2) 325 of former City of Toronto By-law 438-86.

(C) City of Toronto by-law 191-2001(OMB).

(3) Exception R 3

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1)232, of former City of Toronto Zoning By-law 438-86

(4) Exception R 4

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(3)

(C) the lands must comply with exception 900.2.10(7).

(5) Exception R 5

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

Site Specific Provisions:

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

(i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

(ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(6) Exception R 6

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(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..

(7) Exception R 7

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

Site Specific Provisions:

(A) In addition to the uses permitted in the 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 **building** and not be combined with any other permitted use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house, a semi-detached 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 **building** and not be combined with any other permitted use, and must:

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

Prevailing By-laws and Prevailing Sections:

(None Apply)

(8) Exception R 8

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 of former City of Toronto By-law 438-86.

(B) On 166 DOWLING AVE, City of Toronto by-law 768-06.

(9) Exception R 9

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 46 WELLESLEY ST EAST, City of Toronto by-law 675-05.

(10) Exception R 10

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

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

(11) Exception R 11

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(12) Exception R 12

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

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

(13) Exception R 13

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**;

(B) the lands must comply with exception 900.2.10(7); and

(C) an office is a permitted use.

(14) Exception R 14

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) a **semi-detached house** is the only **building** type permitted; and

(B) the lands must comply with exception 900.2.10(7).

(16) Exception R 16

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7); and

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

(i) 9.0 metres if it contains a **detached house**.

(18) Exception R 18

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

Site Specific Provisions:

- (A) a **semi-detached house** is not permitted; and
- (B) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(19) Exception R 19

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

Site Specific Provisions:

- (A) a **semi-detached house** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(20) Exception R 20

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

Site Specific Provisions:

- (A) an **apartment building** is not permitted; 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**; and
- (C) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(22) Exception R 22

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) the lands must comply with exception 900.2.10(7).

(23) Exception R 23

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

Site Specific Provisions:

- (A) 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 metres 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 metres south of Heath Street West, the minimum **rear yard setback** is 15.0 metres. [TO: 438-86; 12 (2) 7]
- (E) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(none apply)

(24) Exception R 24

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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;
- (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**; and
- (D) the lands must comply with exception 900.2.10(7).

(29) Exception R 29

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

Site Specific Provisions:

- (A) 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.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86.
- (B) the lands must comply with exception 900.2.10(4)

(30) Exception R 30

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

Site Specific Provisions:

- (A) On the lands municipally known as 45 Walmer Road in 1954, a post secondary school known as the University of Toronto Institute of Child Study is a permitted use. [TO:438-86; Sec. 12(1) 12]

Prevailing By-laws and Prevailing Sections:

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

(31) Exception R 31

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

- (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) the lands must comply with exception 900.2.10(7).

(32) Exception R 32

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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 front **main 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(38) Exception R 38

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(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, City of Toronto by-law 153-2005.

(40) Exception R 40

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(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.

(41) Exception R 41

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(43) Exception R 43

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(44) Exception R 44

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home**, library, **museum**, or **art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **financial institution** is a permitted use.
- (D) the lands must comply with exception 900.2.10(7).

(45) Exception R 45

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

Site Specific Provisions:

- (A) On the lands municipally known as 1066-1078 Dovercourt Road even and inclusive, and 1009 Dupont Street in 1981, a **personal service shop**, dry cleaning shop, medical office, **financial institution**, post office, **service shop, day nursery**, and **place of assembly** that is a union hall are permitted uses on the **lot** , if:
 - (i) the use is located on the ground floor of the **building**;
 - (ii) the **gross floor area** pertaining to the use does not exceed a floor space index of 1.0;
 - (iii) the **gross floor area** pertaining to permitted residential uses does not exceed a floor space index of 1.0;
 - (iv) the **gross floor area** of uses permitted in (A) and permitted residential uses does not exceed a floor space index of 1.5. [TO: 438-86; 12 (1) 151]

Prevailing By-laws and Prevailing Sections:

(none apply)

(46) Exception R 46

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(47) Exception R 47

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7).

(D) an office is a permitted use.

(48) Exception R 48

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

Site Specific Provisions:

(A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

(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.

(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.

(54) Exception R 54

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(56) Exception R 56

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(57) Exception R 57

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

- (B) 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) Section 12(2) 335 of former City of Toronto By-law 438-86.
- (D) On the odd numbered addresses of 1369 -1379 BLOOR ST W, 2 MERCHANT LANE, former City of Toronto by-law 695-92.

(60) Exception R 60

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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 9.1metres;
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

(62) Exception R 62

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

- (A) On a **lot**, an office is a permitted use, if is in a **building** that existed on the day of the enactment of this By-law.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(63) Exception R 63

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

- (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) the lands must comply with exception 900.2.10(7).
- (D) an office is a permitted use.

(64) Exception R 64

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

Site Specific Provisions:

- (A) 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 metres 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 metres south of Heath Street West, the minimum **rear yard setback** is 15.0 metres. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

- (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.

(65) Exception R 65

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)

(68) Exception R 68

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

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

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

(72) Exception R 72

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

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(3)
- (B) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

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

(77) Exception R 77

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 287 of former City of Toronto By-law 438-86.

(81) Exception R 81

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

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

(82) Exception R 82

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

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

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

(84) Exception R 84

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

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

(E) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(86) Exception R 86

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(G) If a **lot** is located in a residential zone category:

(i) Despite regulations 10.5.40.70(1), 10.10.40.70(1), and clause 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(D) On a **lot**, a use permitted in an O zone, a **detached house**, semi **detached house**, **townhouse**, office or studio is permitted.

(95) Exception R 95

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

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4); and
- (B) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

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

(101) Exception R 101

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(None Apply)

(102) Exception R 102

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(None Apply)

(104) Exception R 104

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(105) Exception R 105

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

Site Specific Provisions:

- (A) On the lands municipally known as 690-720 Broadview Avenue, an **apartment building** is a permitted **building** type, if:
 - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
 - (ii) the **building lot coverage** does not exceed 50%;

- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
 - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres;
 - (v) parking for an **apartment building** will be provided at a rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]
- (B) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

Prevailing By-laws and Prevailing Sections:

(none apply)

(106) Exception R 106

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

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

Site Specific Provisions:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **semi-detached house** is a permitted use.

(109) Exception R 109

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

Site Specific Provisions:

- (A) On the lands, an **apartment building** is a permitted use. [TO: 438-86; 12 (1) 244]

Prevailing By-laws and Prevailing Sections:

(none apply)

(110) Exception R 110

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

Site Specific Provisions:

- (A) On the lands municipally known as 64 Prince Arthur Avenue in 1983, a medical office is a permitted use, if:
 - (i) it located within a **building** that existed on the **lot** on May 30, 1983; and
 - (ii) the number of **parking spaces** that existed on **lot** on May 30, 1983 is not reduced. [TO: 438-86; 12 (1) 246]
- (B) On the lands municipally known as 64 Prince Arthur Avenue in 1983, a **residential building** or a **mixed use building** are permitted on the lands if:
 - (i) the **gross floor area** of the residential portion of the **building** does not result in a floor space index that exceeds 2.25;
 - (ii) the height of the **building** does not exceed 26.0 metres;
 - (iii) the **building** has 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** has 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**. [TO: 438-86; 12 (1) 254]

Prevailing By-laws and Prevailing Sections:

- (A) 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 building setback** of 6.0 metres, a northerly **lot line building setback** of 7.6 metres, a westerly **lot line building setback** of 4.5 metres, and a easterly **lot line building setback** of 2.3 metres;
- (iv) the **building** will have a maximum southerly **lot line building 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**.

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

(111) Exception R 111

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

(A) On a **lot**, non-retail commercial uses are permitted in a **building** that existed on May 30, 1983.

(112) Exception R 112

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

(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.

(113) Exception R 113

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(115) Exception R 115

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

Site Specific Provisions:

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

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

Prevailing By-laws and Prevailing Sections:

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

(116) Exception R 116

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

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

(118) Exception R 118

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

Sections:

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

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

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

(120) Exception R 120

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

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

(121) Exception R 121

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

(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 minimum **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.

(C) the lands must comply with exception 900.2.10(7).

(122) Exception R 122

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

(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.

(123) Exception R 123

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(124) Exception R 124

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7).

(125) Exception R 125

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

Site Specific Provisions:

(A) On the lands, the main pedestrian entrance access to any non-residential use must be from King

Street West. [TO: 438-86; 12(2) 169]

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7).

(126) Exception R 126

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(1) 394 of former City of Toronto By-law 438-86.

(127) Exception R 127

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(1) 394 of former City of Toronto By-law 438-86.

(C) the lands must comply with exception 900.2.10(7).

(128) Exception R 128

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(129) Exception R 129

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(130) Exception R 130

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

(131) Exception R 131

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

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

(132) Exception R 132

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

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

(B) the lands must comply with exception 900.2.10(7).

(133) Exception R 133

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

Sections:

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

(134) Exception R 134

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 313 of former City of Toronto By-law 438-86.

(B) the lands must comply with exception 900.2.10(7).

(135) Exception R 135

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

Site Specific Provisions:

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

(B) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(136) Exception R 136

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 63 of former City of Toronto By-law 438-86.

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

(137) Exception R 137

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

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

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

(138) Exception R 138

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

Site Specific Provisions:

(A) On the lands, 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. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(139) Exception R 139

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (B) On a **lot**, a **semi-detached house** or **fourplex** is not a permitted use
- (D) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(141) Exception R 141

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

- (A) On a **lot**, an **apartment building** is a permitted use with a maximum of 1.51 FSI.

(142) Exception R 142

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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) Section 12(2) 63 of former City of Toronto By-law 438-86.
- (C) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(143) Exception R 143

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(144) Exception R 144

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7).

(145) Exception R 145

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(147) Exception R 147

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(148) Exception R 148

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 63 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(151) Exception R 151

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(153) Exception R 153

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

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 315 - 329 ALBANY AVE, former City of Toronto by-law 130-92.

(154) Exception R 154

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

(A) On a **lot**, parking is permitted for a **lot** located in another zone.

(155) Exception R 155

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 394 of former City of Toronto By-law 438-86.

(C) the lands must comply with exception 900.2.10(7).

(157) Exception R 157

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(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) Section 12(2) 63 of former City of Toronto By-law 438-86.

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

(158) Exception R 158

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

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

(159) Exception R 159

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

Site Specific Provisions:

(A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:

(i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and

(ii) the required parking is provided in a garage or area on the **lot**. [TO: 438-86; 12(2) 192]

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(160) Exception R 160

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

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

(161) Exception R 161

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(C) the lands must comply with exception 900.2.10(7).

(162) Exception R 162

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) the lands must comply with exception 900.2.10(7).

(163) Exception R 163

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(164) Exception R 164

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

Site Specific Provisions:

(A) On the lands municipally known as 112 Howland Avenue in 1963, a **private school** is a permitted use. [TO: 438-86; 12 (1) 44]

Prevailing By-laws and Prevailing Sections:

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

(165) Exception R 165

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

(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**.

(166) Exception R 166

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

(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) a minimum of 3 **parking spaces** for every 4 **dwelling units** are provided.

(C) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the lands must comply with exception 900.2.10(7).

(168) Exception R 168

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

(A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(169) Exception R 169

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

(A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

(B) the lands must comply with exception 900.2.10(7).

(170) Exception R 170

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

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

(A) On a **lot**, a **vehicle dealership** and **ancillary** showroom is a permitted use.

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

(C) the lands must comply with exception 900.2.10(7).

(175) Exception R 175

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

Site Specific Provisions:

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

(B) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(none apply)

(177) Exception R 177

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

(A) On a **lot**, a **private school** or a **religious education use** is a permitted use.

(180) Exception R 180

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

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
- (i) the original **building** has a **interior floor area** of at least 370 square metres;
 - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85]
- (C) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (D) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

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

(183) Exception R 183

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

Site Specific Provisions:

- (A) On the lands municipally known as 29 Draper Street in 1978, a **retail store** is a permitted use on the ground floor of the **building**. [By-law 438-86: Sec. 12 (1) 89]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)

(184) Exception R 184

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

Site Specific Provisions:

- (A) On the lands municipally known as 331 and 349 Sherbourne Street in 1979, a **building** or **structure** existing on the **lot** on May 1, 1979 may be used as a **hospital**, if:
- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** of the **building** that existed on the **lot** on March 31, 1979;
 - (ii) the height of the **building** that was constructed after March 31, 1979 does not exceed 18.0 metres;
 - (iii) the amount of **landscaping** that existed on the **lot** on March 31, 1979 is not reduced; and
 - (iv) the **building setbacks** are not less than that required for **residential buildings** in an R zone. [TO: 438-86; 12 (1) 92]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (C) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.
- (D) the lands must comply with exception 900.2.10(7).

(186) Exception R 186

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

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

(E) the lands must comply with exception 900.2.10(7).

(187) Exception R 187

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

Site Specific Provisions:

- (A) On the lands municipally known as 9 Earl Street in 1979, a **building** or **structure** that existed on the **lot** on May 1, 1979 may be used as a **hospital**. [TO: 438-86; 12 (1) 96]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(189) Exception R 189

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 1 of former City of Toronto By-law 438-86.
(B) the minimum **lot frontage** is:
(i) 9.0 metres if it contains a **detached house**; and
(ii) 15.0 metres if it contains a semi **detached house**.

(190) Exception R 190

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
(B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

(none apply)

(192) Exception R 192

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

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86.
(E) Permitted **building** types include a **detached house, semi-detached house, and duplex** house; and
i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

- iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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**.

(198) Exception R 198

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

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

(199) Exception R 199

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

- (A) a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**.

(202) Exception R 202

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 259 of former City of Toronto By-law 438-86.

(204) Exception R 204

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

- (A) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **front yard setback** is 4.87 metres.

(207) Exception R 207

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

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(209) Exception R 209

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(212) Exception R 212

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 175 of former City of Toronto By-law 438-86.

(213) Exception R 213

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

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (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) 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.
- (D) On the lands, a semi-detached dwelling is not a permitted **building** type. [TO: 438-86; 12(2) 183]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(214) Exception R 214

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

Site Specific Provisions:

- (A) On the lands municipally known as 1895, 1897, 1899, 1900, 1903, 1904, 1910, 1912, 1914, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2359, 2363, 2365, 2367, 2369, and 2371 Queen Street East and 86 Silver Birch Avenue in 1987, the minimum **front yard building setback** is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 1895, 1897, 1899, 1900, 1903, 1904, 1910, 1912, 1914, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2359, 2363, 2365, 2367, 2369, and 2371 Queen Street East and 86 Silver Birch Avenue in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**. [TO: 438-86; 12(2)185 (ii)]

Prevailing By-laws and Prevailing Sections:

(none apply)

(215) Exception R 215

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

Site Specific Provisions:

- (A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:
 - (i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and
 - (ii) the required parking is provided in a garage or area on the **lot**. [TO: 438-86; 12(2) 192]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(none apply)

(216) Exception R 216

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

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

(218) Exception R 218

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(219) Exception R 219

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

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

(220) Exception R 220

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

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must

comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(221) Exception R 221

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(222) Exception R 222

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

Site Specific Provisions:

(A) On the lands on the north side of Walker Avenue, the **rear yard** for a depth of 7.5 metres from the **rear lot line**, will be **landscaping**. [TO: 438-86; 12 (2) 21]

Prevailing By-laws and Prevailing Sections:

(none apply)

(223) Exception R 223

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

(A) On a **lot**, a **semi-detached house** is not a permitted use.

(224) Exception R 224

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(none apply)

(225) Exception R 225

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(none apply)

(226) Exception R 226

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

Site Specific Provisions:

(A) On the lands known as 9, 11, 12, 15, 17, 19, 21, 30, 33, and 35 Hazelton Avenue and 55 Avenue Road in 1982, 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. [TO: 438-86; 12 (2) 23]

Prevailing By-laws and Prevailing Sections:

(none apply)

(230) Exception R 230

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(none apply)

(232) Exception R 232

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

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(234) Exception R 234

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(235) Exception R 235

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 289 of former City of Toronto By-law 438-86.

(237) Exception R 237

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

Site Specific Provisions:

(A) On the lands, no window of a **building** facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(238) Exception R 238

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 303 of former City of Toronto By-law 438-86.

(239) Exception R 239

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 303 of former City of Toronto By-law 438-86.

(241) Exception R 241

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 317 of former City of Toronto By-law 438-86.

(242) Exception R 242

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 318 of former City of Toronto By-law 438-86.

(245) Exception R 245

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

(A) On a **lot**, a **semi-detached house** is not a permitted use.

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

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

(B) Required **parking spaces** for 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 51 (a) of former City of Toronto By-law 438-86.

(247) Exception R 247

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86.

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

(248) Exception R 248

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(249) Exception R 249

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86.

(B) Section 12(2) 269 of former City of Toronto By-law 438-86.

(251) Exception R 251

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

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(252) Exception R 252

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

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(255) Exception R 255

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

Site Specific Provisions:

- (A) On the lands, 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**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(256) Exception R 256

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

Site Specific Provisions:

- (A) On the lands, a parking facility is 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**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 259 of former City of Toronto By-law 438-86.

(257) Exception R 257

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

Site Specific Provisions:

- (A) On the lands, 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**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

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

- (A) the lands must comply with exception 900.2.10(7).
(C) an office is a permitted use.

(260) Exception R 260

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

- (A) the lands must comply with exception 900.2.10(7).
(C) Permitted **building** types include a **detached house, semi-detached house, and duplex house**; and
- i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

(B) the lands must comply with exception 900.2.10(7).

(D) an office is a permitted use.

(263) Exception R 263

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

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

(B) the lands must comply with exception 900.2.10(7).

(D) an office is a permitted use.

(264) Exception R 264

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

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

(B) the lands must comply with exception 900.2.10(7).

(D) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

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

(i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

(ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(266) Exception R 266

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

(A) the lands must comply with exception 900.2.10(4)

(E) an office is a permitted use.

(267) Exception R 267

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

Site Specific Provisions:

(A) On the lands, an **apartment building** is a permitted use. [TO: 438-86; 12 (1) 244]

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

- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
- (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(268) Exception R 268

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

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

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

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

- i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (C) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
- i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **vehicle dealership** and **ancillary** showroom is a permitted use.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) the lands must comply with exception 900.2.10(7).
- (E) an office is a permitted use.

(272) Exception R 272

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

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (B) an office is a permitted use.

(273) Exception R 273

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

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) an office is a permitted use.

(275) Exception R 275

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

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

(276) Exception R 276

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86.
- (E) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

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

(280) Exception R 280

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(D) an office is a permitted use.

(281) Exception R 281

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(D) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex house**; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex house** or two attached **duplex houses** shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(E) an office is a permitted use.

(F) the lands must comply with exception 900.2.10(7).

(285) Exception R 285

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

(A) Section 12: (1) 271 of By-law 438-86.

(290) Exception R 290

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

Site Specific Provisions:

(A) On the lands municipally known as 74 Roncesvalles Avenue in 1992, a **personal service shop** is a permitted use, if:

(i) the remaining portion of the **building** contains one **dwelling unit**; and

(ii) the regulations of this By-law are complied with. [TO: 438-86; 12 (1) 339]

Prevailing By-laws and Prevailing Sections:

(A) On 130 GRENADIER RD, former City of Toronto by-law 95-0339.

(B) On 314 RONCESVALLES AVE, City of Toronto by-law 479-2010.

(293) Exception R 293

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

(A) On 721 SHAW ST, former City of Toronto by-law 115-75.

(C) On 701 DOVERCOURT RD, City of Toronto by-law 1276-07.

(D) On 488 EUCLID AVE, former City of Toronto by-law 152-91.

(E) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, former City of Toronto by-law 190-69.

(F) On 146 - 146E CLINTON ST, 146F - 146G CLINTON ST, 146H - 146L CLINTON ST, former City of Toronto by-law 190-89.

(G) On 72 CLINTON ST, 622 COLLEGE ST, former City of Toronto by-law 200-85.

(H) On 391 and 393 ROXTON RD, City of Toronto by-law 219-02.

(I) On 730 DOVERCOURT RD, former City of Toronto by-law 22461.

(J) On 543 PALMERSTON BLVD, former City of Toronto by-law 224-84.

(K) On 323 PALMERSTON BLVD, City of Toronto by-law 262-00.

(L) On 130 CLINTON ST, former City of Toronto by-law 266-71.

(M) On 34 PAGE ST, former City of Toronto by-law 298-80.

(N) On 419 CRAWFORD ST, former City of Toronto by-law 300-80.

(O) On 480 and 482 MARKHAM ST, former City of Toronto by-law 304-80.

(P) On or between the even numbered addresses of 318 - 318R CLINTON ST, the odd numbered addresses of 11 - 23 NANCY POCOCK PL, City of Toronto by-law 610-00.

(Q) On 322 CLINTON ST, the even numbered addresses of 10 - 24 NANCY POCOCK PL, former City of Toronto by-law 97-0159.

(294) Exception R 294

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

(A) On or between the even numbered addresses of 100 - 110 UNITY RD, former City of Toronto by-law 118-82;

(B) On or between the odd numbered addresses of 71 - 117 BLAKE ST, former City of Toronto by-law 136-78.

(C) On 355 RIVERDALE AVE, former City of Toronto by-law 154-80;

(D) On 24 MOUNTJOY AVE, former City of Toronto by-law 226-69;

(E) On 720 RHODES AVE, former City of Toronto by-law 22876;

(F) On 10 BOULTBEE AVE, former City of Toronto by-law 22936;

(G) On or between the odd numbered addresses of 887 - 903 WOODBINE AVE, former City of Toronto by-law 273-93;

(H) On 60 CAVELL AVE, 97 CAVELL AVE, former City of Toronto by-law 299-75;

(I) On 39 HARCOURT AVE, 660 PAPE AVE, former City of Toronto by-law 356-75;

(J) On 66 BOULTBEE AVE, former City of Toronto by-law 370-77;

(K) On 50 BAIN AVE, former City of Toronto by-law 372-78;

(L) On 369 PAPE AVE, former City of Toronto by-law 414-78;

(M) On 662 PAPE AVE, City of Toronto by-law 533-01;

(N) On 655 BROADVIEW AVE, 10 HOGARTH AVE, former City of Toronto by-law 54-67;

(O) On 885 LOGAN AVE, City of Toronto by-law 686-01;

(P) On 148 HAZELWOOD AVE, former City of Toronto by-law 94-0737.

(295) Exception R 295

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

- (A) On 299 GLENLAKE AVE, 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, former City of Toronto by-law 188-71;
- (B) On 60 MOUNTVIEW AVE, former City of Toronto by-law 21986;
- (C) On or between the even numbered addresses of 40 - 52 HIGH PARK AVE, the odd numbered addresses of 51 - 77 QUEBEC AVE, former City of Toronto by-law 22621.
- (D) On 100 HIGH PARK AVE, former City of Toronto by-law 22877;
- (E) On 260 HIGH PARK AVE, former City of Toronto by-law 23-75;
- (F) On 2717 DUNDAS ST W, former City of Toronto by-law 277-75;
- (G) On 36 MOUNTVIEW AVE, former City of Toronto by-law 302-80;
- (H) On or between the odd numbered addresses of 223 - 225 QUEBEC AVE, former City of Toronto by-law 332-76;
- (I) On 260 WILLARD AVE, former City of Toronto by-law 405-75.

(296) Exception R 296

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

- (A) On 108 SORAUREN AVE, City of Toronto by-law 265-06;
- (B) On 13 SORAUREN AVE, City of Toronto by-law 519-03;
- (C) On 62 TRILLER AVE, City of Toronto by-law 62-04;
- (D) On 10 SORAUREN AVE, City of Toronto by-law 65-04;
- (E) On 15 CALLENDER ST, City of Toronto by-law 66-04;
- (F) On 86 PEARSON AVE, City of Toronto by-law 72-04;
- (G) On 61 HARVARD AVE, City of Toronto by-law 871-05;
- (H) On 77 Wright AVE, City of Toronto by-law 179-71
- (I) On or between the odd numbered addresses of 1 - 19 LUKOW TER, the even numbered addresses of 2 - 20 LUKOW TER, 252 MACDONELL AVE, 272 MACDONELL AVE, the even numbered addresses of 274 - 276 MACDONELL AVE, 17 WABASH AVE, 22R WRIGHT AVE, former City of Toronto by-law 97-0247.

(298) Exception R 298

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

- (A) On 78 COLEMAN AVE, former City of Toronto by-law 423-76;
- (B) On 88 COLEMAN AVE, former City of Toronto by-law 424-76;
- (C) On 314 MAIN ST, former City of Toronto by-law 95-0454.

(299) Exception R 299

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

- (A) On 152 ASHDALE AVE, former City of Toronto by-law 687-78.

(300) Exception R 300

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

- (A) On or between the odd numbered addresses of 911 - 917 ST CLARENS AVE, former City of Toronto by-law 122-72;
- (B) On or between the odd numbered addresses of 41 - 57 BRANDON AVE, former City of Toronto by-law 131-84.

(302) Exception R 302

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

- (A) On 1087 DAVENPORT RD, 1246 SHAW ST, former City of Toronto by-law 147-85;
- (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, former City of Toronto by-law 221-79.

(303) Exception R 303

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

- (A) On 39 PAULINE AVE, former City of Toronto by-law 202-81;
- (B) On 1359 Dupont Street, City of Toronto by-law 920-2006.

(304) Exception R 304

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 15 THORBURN AVE, City of Toronto by-law 769-2006.
- (B) On 94 COWAN AVE, City of Toronto By-law 259-05;
- (C) On 22 THORBURN AVE, being City of Toronto by-law 484-04;
- (D) On 24 THORBURN AVE, City of Toronto by-law 485-04;
- (E) On 120 SPENCER AVE, City of Toronto by-law 486-04;
- (F) On 122 SPENCER AVE, City of Toronto by-law 487-04;
- (G) On 100 COWAN AVE, City of Toronto bylaw 489-04;
- (H) On 22 SPRINGHURST AVE, City of Toronto by-law 531-03;
- (I) On 5 THORBURN AVE, City of Toronto by-law 548-01;
- (J) On 102 SPENCER AVE, City of Toronto by-law 669-01;
- (K) On 15 TEMPLE AVE, City of Toronto bylaw 700-00;
- (L) On 116 SPENCER AVE, City of Toronto by-law 70-04;
- (M) On 93 COWAN AVE, City of Toronto bylaw 718-02;
- (N) On 157 DUNN AVE, former City of Toronto by-law 94-0004;
- (O) On 57 COWAN AVE, City of Toronto bylaw 941-01;
- (P) On 18 Spencer Avenue, City of Toronto by-law 769-2006.
- (Q) Section 12(2) 70 of former City of Toronto By-law 438-86.

(305) Exception R 305

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

- (A) On or between the even numbered addresses of 12 - 22 DARRELL AVE, former City of Toronto by-law 231-80.
- (B) On 426 COXWELL AVE, former City of Toronto by-law 248-83.

(306) Exception R 306

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

- (A) On 372 KINGSWOOD RD, former City of Toronto by-law 254-72.

(307) Exception R 307

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

- (A) On 126 BOON AVE, former City of Toronto by-law 277-84.

(309) Exception R 309

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

Sections:

(A) On or between the even numbered addresses of 16 - 20 KIMBERLEY AVE, City of Toronto by-law 169-06.

(310) Exception R 310

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

(A) On 560 PALMERSTON AVE, former City of Toronto by-law 181-69.

(311) Exception R 311

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

(A) On 33 EASTMOUNT AVE, former City of Toronto by-law 22753;

(B) On or between the even numbered addresses of 16 - 20 CAMBRIDGE AVE, 18 DONCREST RD, former City of Toronto by-law 539-81.

(312) Exception R 312

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

(A) On 807 BROADVIEW AVE, and 21R PRETORIA AVE, City of Toronto by-law 250-08;

(B) On 40 AINSWORTH RD, former City of Toronto by-law 323-85;

(C) On or between the odd numbered addresses of 19 - 23 CANNING AVE, the even numbered addresses of 20 - 24 CANNING AVE, former City of Toronto by-law 376-78.

(313) Exception R 313

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 15 WILSON PARK RD, City of Toronto by-law 266-06;

(B) On 71 BEATY AVE, former City of Toronto by-law 374-84;

(C) On 40 BEATY AVE, City of Toronto by-law 428-01;

(D) On 39 BEATY AVE, City of Toronto by-law 624-01;

(E) On 70 WILSON PARK RD, City of Toronto by-law 64-04;

(F) On 42 BEATY AVE, City of Toronto by-law 67-04;

(G) On 59 WILSON PARK RD, City of Toronto by-law 476-2010;

(H) On 69 WILSON PARK RD, City of Toronto by-law 474-2010 .

(I) Section 12(2) 70 of former City of Toronto By-law 438-86.

(314) Exception R 314

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

(A) On these lands municipally known as 6 and 16 Plymouth Avenue, City of Toronto by-law 545-2005.

(316) Exception R 316

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

(A) On 13 KERR RD, former City of Toronto by-law 487-78.

(318) Exception R 318

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 143 DOWLING AVE, City of Toronto by-law 107-03;
- (B) On 28 MAYNARD AVE, City of Toronto by-law 109-03;
- (C) On 181 DOWLING AVE, City of Toronto by-law 257-02;
- (D) On 14 MAYNARD AVE, City of Toronto by-law 424-01;
- (E) On 20 MAYNARD AVE, City of Toronto by-law 426-01;
- (F) On 22 MAYNARD AVE, former City of Toronto by-law 473-93;
- (G) On 26 MAYNARD AVE, City of Toronto by-law 550-01.
- (H) Section 12(2) 70 of former City of Toronto By-law 438-86.

(319) Exception R 319

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

- (A) On 117 DUVERNET AVE, former City of Toronto by-law 152-74;
- (B) On 520 KINGSTON RD, former City of Toronto by-law 266-89;
- (C) On or between the odd numbered addresses of 193 - 261 EASTWOOD RD, the even numbered addresses of 224 - 246 EASTWOOD RD, former City of Toronto by-law 267-76.
- (D) On or between the odd numbered addresses of 1 - 39 HEYWORTH CRES, the even numbered addresses of 2 - 28 HEYWORTH CRES, 43 HEYWORTH CRES, former City of Toronto by-law 441-80.
- (E) On 11 NEWBOLD AVE, former City of Toronto by-law 625-76;
- (F) On 106 EASTWOOD RD, the odd numbered addresses of 129 - 143 EDGEWOOD AVE, the even numbered addresses of 130 - 140 EDGEWOOD AVE, City of Toronto by-law 738-01.

(320) Exception R 320

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

- (A) On 53 CAMPBELL AVE, former City of Toronto by-law 182-84.

(321) Exception R 321

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

- (A) On 112 CURZON ST, 1467 DUNDAS ST E, former City of Toronto by-law 143-71;
- (C) On 7 JONES AVE, former City of Toronto by-law 263-84.

(322) Exception R 322

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

- (A) On or between the even numbered addresses of 700 - 706 COXWELL AVE, the odd numbered addresses of 701 - 719 COXWELL AVE, former City of Toronto by-law 145-72.
- (B) On or between the odd numbered addresses of 137 - 145 STRATHMORE BLVD, former City of Toronto by-law 187-71;
- (C) On 27 EATON AVE, former City of Toronto by-law 198-77;
- (D) On or between the odd numbered addresses of 49 - 51 DONLANDS AVE, former City of Toronto by-law 678-84.

(324) Exception R 324

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 11 ELM GROVE AVE, City of Toronto by-law 103-03;
- (B) On 198 DUNN AVE, City of Toronto by-law 1046-01;
- (C) On 203 DUNN AVE, City of Toronto by-law 1048-01;

)

- (D) On 216 DUNN AVE, City of Toronto by-law 1049-01;
- (E) On 11A ELM GROVE AVE, City of Toronto by-law 105-03;
- (F) On 164 CLOSE AVE, City of Toronto by-law 117-02;
- (G) On or between the odd numbered addresses of 57 - 59 ELM GROVE AVE, City of Toronto by-law 1209-09;
- (H) On 196 DUNN AVE, City of Toronto by-law 208-03;
- (I) On or between the even numbered addresses of 176 - 186 COWAN AVE, former City of Toronto by-law 249-91;
- (J) On 189 DUNN AVE, City of Toronto by-law 260-05;
- (K) On 220 COWAN AVE, 245 DUNN AVE, former City of Toronto by-law 284-69;
- (L) On 156 COWAN AVE, City of Toronto by-law 364-02;
- (M) On 149 COWAN AVE, City of Toronto by-law 423-01;
- (N) On 59 GWYNNE AVE, City of Toronto by-law 68-04;
- (O) On 74 MELBOURNE AVE, City of Toronto by-law 697-00;
- (P) On 300 DUFFERIN ST, 9 GWYNNE AVE, former City of Toronto by-law 785-77.
- (Q) On 70 MELBOURNE AVE, City of Toronto by-law 473-2010.
- (R) Section 12(2) 70 of former City of Toronto By-law 438-86.

(325) Exception R 325

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

- (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, former City of Toronto by-law 105-78.

(326) Exception R 326

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

- (A) On 20 TRENT AVE, former City of Toronto by-law 117-91.

(328) Exception R 328

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

- (A) On 15 DELISLE AVE, former City of Toronto by-law 182-72;
- (B) On 55 DELISLE AVE, City of Toronto by-law 184-99.

(330) Exception R 330

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

- (A) On 500 DUPLEX AVE, former City of Toronto by-law 143-72.

(331) Exception R 331

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

- (A) On 40 ORCHARD VIEW BLVD, former City of Toronto by-law 144-82.

(332) Exception R 332

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

- (A) On or between the odd numbered addresses of 5 - 7A BRANDON AVE, former City of Toronto by-

law 157-82.

(333) Exception R 333

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

- (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, former City of Toronto by-law 162-84.

(334) Exception R 334

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

- (A) On 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, former City of Toronto by-law 171-67.
- (B) On 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, former City of Toronto by-law 22318.

(335) Exception R 335

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

- (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, former City of Toronto by-law 182-90..

(336) Exception R 336

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

- (A) On 28 BELLEFAIR AVE, former City of Toronto by-law 187-74;
- (B) On 97 LEE AVE, former City of Toronto by-law 306-79.

(337) Exception R 337

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

- (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, former City of Toronto by-law 204-80.

(338) Exception R 338

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

- (A) On 645 DAVENPORT RD, former City of Toronto by-law 20626;
- (B) On 363 ALBANY AVE, former City of Toronto by-law 48-85.

(339) Exception R 339

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 2 GLENAVON RD, City of Toronto by-law 212-03; and

- (B) On 5 GLENAVON RD, City of Toronto by-law 471-2010.
- (C) Section 12(2) 70 of former City of Toronto By-law 438-86.

(340) Exception R 340

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

- (A) On 103 WEST LODGE AVE, former City of Toronto by-law 22037.

(341) Exception R 341

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

- (A) On 50 CAMBRIDGE AVE, former City of Toronto by-law 22260.

(342) Exception R 342

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

- (A) On 30 EDITH DR, former City of Toronto by-law 22322.

(343) Exception R 343

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

- (A) On or between the even numbered addresses of 40 - 52 HIGH PARK AVE, the odd numbered addresses of 51 - 77 QUEBEC AVE, former City of Toronto by-law 22621.

(344) Exception R 344

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

- (A) On or between the odd numbered addresses of 71 - 81 EDGEWOOD AVE, the odd numbered addresses of 5 - 31 KELLNER CRT, the even numbered addresses of 6 - 32 KELLNER CRT, former City of Toronto by-law 234-81.

(345) Exception R 345

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

- (A) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 252-74.

(346) Exception R 346

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 155 SPRINGHURST AVE, City of Toronto by-law 546-01;
- (B) On 114 SPRINGHURST AVE, City of Toronto by-law 546-01;
- (C) On 75 DOWLING AVE, the odd numbered addresses of 107 - 127 SPRINGHURST AVE, former City of Toronto by-law 82-87.
- (D) Section 12(2) 70 of former City of Toronto By-law 438-86.

(348) Exception R 348

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

- (A) On or between the odd numbered addresses of 289 - 289G BARTLETT AVE, former City of Toronto by-law 278-87.

(349) Exception R 349

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

(A) On 1709 BLOOR ST W, 515 PARKSIDE DR, former City of Toronto by-law 280-86.

(350) Exception R 350

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

(A) On or between the even numbered addresses of 2 - 22 BOLER ST, the even numbered addresses of 10 - 20 SHIPMAN ST, the odd numbered addresses of 11 - 21 SHIPMAN ST, former City of Toronto by-law 283-69.

(352) Exception R 352

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

Site Specific Provisions:

(A) On 717 BROADVIEW AVE, a **municipal shelter** is a permitted use. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:

(A) On 717 BROADVIEW AVE, former City of Toronto by-law 307-68.

(354) Exception R 354

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

(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, City of Toronto by-law 383-99.

(356) Exception R 356

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

(A) On or between the odd numbered addresses of 1 - 15 BALMY AVE, 20 BALMY AVE, the even numbered addresses of 6 - 18 BALMY AVE, the odd numbered addresses of 3 - 23 GLENFERN AVE, the even numbered addresses of 4 - 30 GLENFERN AVE, the even numbered addresses of 412 - 424 LAKE FRONT, the odd numbered addresses of 1 - 79 SILVER BIRCH AVE, the even numbered addresses of 4 - 66 SILVER BIRCH AVE, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, former City of Toronto by-law 423-80.

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

(A) On or between the odd numbered addresses of 235 - 241 WOODBINE AVE, former City of Toronto by-law 464-81.

(358) Exception R 358

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

(A) On 55 HOWARD PARK AVE, former City of Toronto by-law 46-69.

(359) Exception R 359

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

- (A) On or between the odd numbered addresses of 19 - 29 MAUGHAN CRES, City of Toronto by-law 507-09.

(360) Exception R 360

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

- (A) On 17 MCCORMACK ST, former City of Toronto by-law 661-91.

(361) Exception R 361

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

- (A) On or between the even numbered addresses of 18A - 22 OSLER ST, 24 OSLER ST, the even numbered addresses of 26 - 62 OSLER ST, 62R OSLER ST, the even numbered addresses of 64 - 84 OSLER ST, City of Toronto by-law 831-00.

(364) Exception R 364

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

Site Specific Provisions:

- (A) On the lands, a parking facility is 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**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (C) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (D) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.
- (G) If a **lot** is located in a residential zone category:
 - (i) Despite regulation 10.5.40.70(1), 10.10.40.70(1), and clause 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

- (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.

(369) Exception R 369

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) the lands must comply with exception 900.2.10(7).

(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.

(374) Exception R 374

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

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

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

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

Site Specific Provisions:

(A) On the lands known as 33 Jackes Avenue in a **building** that existed on the **lot** on May 27, 1963, office is a permitted use, if:

- (i) it is a medical office,
- (ii) an office of a professional person,
- (iii) an office of a **non-profit organization**, or
- (iv) a business administration office. [TO:438-86; 12(1) 43]

(B) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:

- (i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and
- (ii) the required parking is provided in a garage or area on the **lot**. [TO: 438-86; 12(2) 192]

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

Prevailing By-laws and Prevailing Sections:

(none apply)

(378) Exception R 378

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

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

(380) Exception R 380

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

- (A) the lands must comply with exception 900.2.10(4)

(381) Exception R 381

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

- (A) On a **lot**, an **artist studio** used for picture framing is a permitted use.

(382) Exception R 382

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

- (A) On a **lot**, an **artist studio** is a permitted use.

(383) Exception R 383

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

- (A) On a **lot**, an **artist studio** is a permitted use.

(384) Exception R 384

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

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

(388) Exception R 388

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) 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 "3" on Maps 1 through 5 of Section 12(2)260, of former City of Toronto Zoning By-law 438-86.
- (B) On 338 JARVIS ST, former City of Toronto by-law 247-87;
- (C) On 340 JARVIS ST, former City of Toronto by-law 534-80;
- (D) On 340 JARVIS ST, former City of Toronto by-law 643-88;
- (E) On 95 WOOD ST, former City of Toronto by-law 364-92; and
- (F) On 400 JARVIS ST, 404 JARVIS ST, 281 MUTUAL ST, City of Toronto by-law 716-01; and
- (G) On the lands bounded by Wood Street, Alexander Street, Yonge Street, and Church Street, Section 12(1) 9 of former City of Toronto By-law 438-86.

(392) Exception R 392

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) the lands must comply with exception 900.2.10(7).

(394) Exception R 394

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On a **lot**, a **hospital** is a permitted use in a **building** as it existed on May 1, 1979.

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

(E) the lands must comply with exception 900.2.10(7).

(402) Exception R 402

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

(A) On 19 CRAIGHURST AVE, 20 CRAIGHURST AVE, former City of Toronto by-law 310-83;

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

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

(i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

(ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(404) Exception R 404

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

(A) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 154 of former City of Toronto By-law 438-86.

(407) Exception R 407

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (B) On the lands known municipally as 123 Coxwell Avenue in 1993, Section 12(1) 309 of former City of Toronto By-law 438-86.

(408) Exception R 408

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (B) On 105 MAITLAND ST, former City of Toronto by-law 56-78.

(410) Exception R 410

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 30 LANSLOWNE AVE, City of Toronto by-law 113-02;
- (D) On 62 BROCK AVE, City of Toronto by-law 115-02;
- (E) On 58 BROCK AVE, former City of Toronto by-law 275-82;
- (F) On 48 OHARA AVE, former City of Toronto by-law 513-79;
- (G) On 27 BROCK AVE, 21 - 23 EARNBRIDGE ST, former City of Toronto by-law 97-0591; and
- (H) On 26 Lansdowne Avenue., City of Toronto by-law 262-2005.

(412) Exception R 412

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

- (A) the lands must comply with exception 900.2.10(7).
- (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, former City of Toronto by-law 117-88.
- (D) On 58 TECUMSETH ST, City of Toronto by-law 184-05;
- (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, former City of Toronto by-law 21026.

(414) Exception R 414

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 1087 DUNDAS ST W, former City of Toronto by-law 145-75;
- (D) On or between the even numbered addresses of 2A - 2C BEATRICE ST, the even numbered addresses of 982 - 984 DUNDAS ST W, City of Toronto by-law 569-00;
- (E) On 1117 DUNDAS ST W, City of Toronto by-law 743-98.

(415) Exception R 415

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 15 PAPE AVE, former City of Toronto by-law 175-82;
- (D) On 502 EASTERN AVE, former City of Toronto by-law 211-91;
- (E) On or between the odd numbered addresses of 195 - 201 LOGAN AVE, former City of Toronto by-law 320-75;
- (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, former City of Toronto by-law 369-76;
- (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, former City of Toronto by-law 448-92.
- (H) On 43 PAPE AVE, former City of Toronto by-law 654-91;
- (I) On 1195 QUEEN ST E, City of Toronto by-law 695-00.

(416) Exception R 416

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 275 BROADVIEW AVE, 275A BROADVIEW AVE, former City of Toronto by-law 177-78;
- (D) On 444 LOGAN AVE, former City of Toronto by-law 22534;
- (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, former City of Toronto by-law 287-77.

(417) Exception R 417

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 1A BADGEROW AVE, the odd numbered addresses of 1B - 1F BADGEROW AVE, former City of Toronto by-law 22103.

(418) Exception R 418

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 137 SEARS ST, former City of Toronto by-law 341-91;
- (D) On or between the even numbered addresses of 90 - 92 KNOX AVE, former City of Toronto by-law

664-77;

- (E) On 1363 QUEEN ST E, former City of Toronto by-law 721-81;
- (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**.

(420) Exception R 420

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 1155 COLLEGE ST, 180 SHERIDAN AVE, former City of Toronto by-law 124-73.
- (D) On 1236 COLLEGE ST, former City of Toronto by-law 143-91;
- (E) On or between the odd numbered addresses of 651 - 661 DUFFERIN ST, former City of Toronto by-law 165-67;
- (F) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, former City of Toronto by-law 190-69.
- (G) On or between the odd numbered addresses of 1197 -1207 COLLEGE ST, former City of Toronto by-law 317-75;
- (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, former City of Toronto by-law 327-82.

(422) Exception R 422

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 151 TYNDALL AVE, City of Toronto by-law 1044-01;
- (D) On 65 SPENCER AVE, City of Toronto by-law 1045-01.
- (E) On 85 SPENCER AVE, former City of Toronto by-law 271-70;
- (F) On 8 TEMPLE AVE, City of Toronto by-law 518-06;
- (G) On or between the odd numbered addresses of 63 - 63A SPENCER AVE, City of Toronto by-law 717-02.

(423) Exception R 423

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 119 DOWLING AVE, City of Toronto by-law 108-03; and
- (D) On 1554 King Street West, City of Toronto by-law 257-2005, as amended, and
- (E) On 1512 King Street West, City of Toronto by-law 872-2005;
- (F) On the lands municipally known as 1518 King Street West, City of Toronto by-law 873-2005; and
- (G) On the lands municipally known as 1510 King Street West, City of Toronto by-law 882-2007(OMB);
- (H) On 1544 King Street West, City of Toronto by-law 770-2006.

(424) Exception R 424

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 1041 COLLEGE ST, former City of Toronto by-law 113-85.

(426) Exception R 426

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

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

(C) On 6 ELM GROVE AVE, City of Toronto by-law 207-03;

(D) On 2 ELM GROVE AVE, City of Toronto by-law 475-2010.

(427) Exception R 427

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

(A) On 61 PELHAM PARK GDNS, former City of Toronto by-law 22946.

(428) Exception R 428

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 453 Broadview Avenue in 1973, Section 12(1) 60 of former City of Toronto By-law 438-86.

(B) the lands must comply with exception 900.2.10(7).

(C) On 655 BROADVIEW AVE, 10 HOGARTH AVE, former City of Toronto by-law 54-67.

(429) Exception R 429

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

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

(C) On these lands, former City of Toronto by-law 182-90.

(430) Exception R 430

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

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

(C) On 22 CLOSE AVE, former City of Toronto by-law 18-70.

(431) Exception R 431

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

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

(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, former City of Toronto by-law 345-79.

(433) Exception R 433

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

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

(C) On 330 SPADINA RD, City of Toronto by-law 470-05.

(434) Exception R 434

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

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

(C) On or between the even numbered addresses of 2A - 2C BEATRICE ST, the even numbered addresses of 982 - 984 DUNDAS ST W, City of Toronto by-law 569-00.

(435) Exception R 435

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

Site Specific Provisions:

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

(C) On 2110 DUNDAS ST E, the odd numbered addresses of 15 - 17 EDGEWOOD AVE, the even numbered addresses of 112 - 126 KINGSTON RD, City of Toronto by-law 673-2005.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(436) Exception R 436

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

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

(C) On 700 HURON STREET and 380 MACPHERSON AVE, City of Toronto by-law 758-2006.

(437) Exception R 437

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

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

(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, former City of Toronto by-law 813-87.

(D) On or between the odd numbered addresses of 537 - 551 DAVENPORT RD, the even numbered addresses of 200 - 248 WALMER RD, former City of Toronto by-law 814-87.

(438) Exception R 438

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

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

(C) On 720 BATHURST ST, former City of Toronto by-law 818-87.

(439) Exception R 439

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 70 of former City of Toronto By-law 438-86.

(C) On 75 DOWLING AVE, the odd numbered addresses of 107 - 127 SPRINGHURST AVE, former City of Toronto by-law 82-87.

(440) Exception R 440

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (C) On or between the even numbered addresses of 962 - 968 EASTERN AVE, City of Toronto by-law 858-07;
- (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**.

(442) Exception R 442

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(7).

(443) Exception R 443

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(7).
- (E) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, former City of Toronto by-law 162-67;
- (F) On or between the odd numbered addresses of 413 - 423 WALMER RD, former City of Toronto by-law 318-70.

(445) Exception R 445

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

- (B) the lands must comply with exception 900.2.10(7).
- (D) On 549 KING ST E, 569 KING ST E, 33 SUMACH ST, 52 SUMACH ST, City of Toronto by-law 289-09.

(446) Exception R 446

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

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(7).
- (B) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(5) (h) of former City of Toronto By-law 438-86.

(B) On 114 SHUTER ST, 118 SHUTER ST, former City of Toronto by-law 382-78.

(447) Exception R 447

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

(B) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(C) the lands must comply with exception 900.2.10(7).

(E) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, former City of Toronto by-law 235-83.

(448) Exception R 448

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

(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) the lands must comply with exception 900.2.10(7).

(E) an office is a permitted use.

(449) Exception R 449

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 180 of former City of Toronto By-law 438-86.

(B) On or between the odd numbered addresses of 1 - 23 BRICK CRT, the even numbered addresses of 2 - 24 BRICK CRT, 25 BRICK CRT, the odd numbered addresses of 41 - 49 LESLIE ST, former City of Toronto by-law 448-92.

(C) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7).

(451) Exception R 451

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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 must comply with exception 900.2.10(7).
- (E) A private racquet **club** and office uses are also permitted at 30 and 40 Price Street.
- (F) On 30 PRICE ST, former City of Toronto by-law 816-77.

(452) Exception R 452

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.
- (B) the lands must comply with exception 900.2.10(7).

(453) Exception R 453

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.
- (B) the lands must comply with exception 900.2.10(7).

(455) Exception R 455

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

Site Specific Provisions:

- (A) 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 metres 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 metres south of Heath Street West, the minimum **rear yard setback** is 15.0 metres. [TO: 438-86; 12 (2) 7]
- (E) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 609 Avenue Road, City of Toronto by-law 1428-2007(OMB).

(456) Exception R 456

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

Site Specific Provisions:

- (A) On the lands municipally known as 580 and 582 Church Street in 1979, a **building** that existed on the lands on May 1, 1979 may be used as an **eating establishment**. [TO: 438-86; 12 (1) 105]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(458) Exception R 458

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

Site Specific Provisions:

- (A) 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) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (B) On or between the even numbered addresses of 40 - 42 BALDWIN ST, the odd numbered addresses of 181 - 201A BEVERLEY ST, the odd numbered addresses of 201° - 203 BEVERLEY ST, the odd numbered addresses of 9 - 15 CECIL ST, former City of Toronto by-law 310-74; and
- (C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(459) Exception R 459

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86.
- (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) the lands must comply with exception 900.2.10(4)
- (G) On 169 JOHN ST, City of Toronto by-law 114-05.

(460) Exception R 460

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

- (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) the lands must comply with exception 900.2.10(4)

(463) Exception R 463

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 461 of former City of Toronto By-law 438-86.
- (B) the lands must comply with exception 900.2.10(7).

(464) Exception R 464

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, former City of Toronto by-law 111-75;
- (D) On 37 ALVIN AVE, former City of Toronto by-law 112-75;
- (E) On 35 ALVIN AVE, former City of Toronto by-law 113-75;
- (F) On 33 ALVIN AVE, former City of Toronto by-law 114-75;
- (G) On 43 ALVIN AVE, former City of Toronto by-law 52-79;
- (H) On 41 ALVIN AVE, former City of Toronto by-law 558-86.

(466) Exception R 466

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

- (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, City of Toronto by-law 886-03.

(467) Exception R 467

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **financial institution** is a permitted use.
- (D) the lands must comply with exception 900.2.10(7).
- (F) On 468 AVENUE RD, City of Toronto by-law 1103-06.

(468) Exception R 468

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).

(D) permits offices.

(469) Exception R 469

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

- (A) On a **lot**, an office is a permitted use, subject to use only in **building** that existed on the day of the enactment of this By-law.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(470) Exception R 470

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

- (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 **building setbacks** established by the zone.
- (B) the lands must comply with exception 900.2.10(7).
- (D) an office is a permitted use.

(471) Exception R 471

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

Site Specific Provisions:

- (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 metres 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 59.0 metres south of Heath Street West, the minimum **rear yard setback** is 15.0 metres. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

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

(485) Exception R 485

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

- (A) the lands must comply with exception 900.2.10(4)
- (E) On 50 HILLSBORO AVE, former City of Toronto by-law 22405;
- (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**.

(488) Exception R 488

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

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(491) Exception R 491

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(C) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(F) On 251 SHERBOURNE ST, former City of Toronto by-law 157-74.

(494) Exception R 494

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(C) On 853 RICHMOND ST W, City of Toronto by-law 776-07.

(498) Exception R 498

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(501) Exception R 501

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(G) On 25 ST MARY ST, former City of Toronto by-law 21875.

(504) Exception R 504

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(512) Exception R 512

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(3)

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

(G) On 33 CHARLES ST E, the even numbered addresses of 30 - 34 ISABELLA ST, City of Toronto by-law 235-04.

(513) Exception R 513

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) On 100 MAITLAND ST, former City of Toronto by-law 269-69.

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

(516) Exception R 516

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

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

(E) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(517) Exception R 517

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

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

(E) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(H) On 130 GERRARD ST E, the even numbered addresses of 12 - 18 HORTICULTURAL AVE, 337 JARVIS ST, City of Toronto by-law 8-00.

(518) Exception R 518

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(520) Exception R 520

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(7).

(522) Exception R 522

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

Site Specific Provisions:

- (A) On the lands municipally known as 710-714 Spadina Avenue, an **apartment building** is a permitted **building** type, if:
 - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
 - (ii) the **building lot coverage** does not exceed 50%;
 - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
 - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres;
 - (v) parking for an **apartment building** will be provided at a rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(4)

(523) Exception R 523

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (B) the lands must comply with exception 900.2.10(4)
- (C) Section 12(1) 434 of former City of Toronto By-law 438-86.

(524) Exception R 524

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

Site Specific Provisions:

- (A) On the lands municipally known as 19 Beech Avenue, a **dwelling unit** in a detached dwelling house is a permitted use that has a **lot frontage** which is less than that required by the area specific minimum **lot frontage** for the R zone. [TO: 438-86; 12 (1) 240]

Prevailing By-laws and Prevailing Sections:

- (A) On 19 BEECH AVE, former City of Toronto by-law 50-81.

(526) Exception R 526

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

Site Specific Provisions:

- (A) On the lands municipally known as 98 and 100 Dupont Street in 1983, office is a permitted use if it is in a **building** that existed on the **lot** on May 30, 1983. [TO: 438-86; 12 (1) 247]

Prevailing By-laws and Prevailing Sections:

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

(527) Exception R 527

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

Site Specific Provisions:

- (A) On the lands municipally known as 325 St. George Street in 1983, a **retail store** for the purpose of a variety or smoke shop is a permitted use, if:
 - (i) the use is located on the **first floor** of the **building**; and
 - (ii) the use is in the **building** that existed on the lands on May 30, 1983. [TO: 438-86; 12 (1) 248]

Prevailing By-laws and Prevailing Sections:

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

(529) Exception R 529

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

Site Specific Provisions:

- (A) On the lands municipally known as 123 Spadina Road, 221-225 St. George Street and 251 St. George Street in 1983, a **nursing home, residential care home, retirement home, or seniors' community house** are permitted uses if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO:M 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

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

(530) Exception R 530

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

Site Specific Provisions:

- (A) On the lands a **custom workshop**, artist's studio, or office, are permitted uses if they comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 257(a)]
- (B) On the lands municipally known as 385 Madison Avenue and 497 Davenport Road in 1983, a **custom workshop**, artist's studio, or office, are permitted uses if they comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 257(b)]

Prevailing By-laws and Prevailing Sections:

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

(531) Exception R 531

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

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

(B) Section 12: (1) 304 of By-law 438-86

(532) Exception R 532

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) On the lands known municipally as 567 Dupont Street in 1992, Section 12(1) 303 of former City of Toronto By-law 438-86.

(534) Exception R 534

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(5) (h) of former City of Toronto By-law 438-86.

(B) On 142 PEARS AVE, former City of Toronto by-law 276-77.

(535) Exception R 535

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

(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, former City of Toronto by-law 191-72.

(536) Exception R 536

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

(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, the odd numbered addresses of 39 - 159 VIELLA ST, City of Toronto by-law 383-99.

(538) Exception R 538

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

Site Specific Provisions:

(A) On the lands municipally known as 707 Eglinton Avenue West and 717 Eglinton Avenue West in 1968, an **apartment building** is a permitted **building** type. [TO: 438-86; 12 (1) 316]

(B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(539) Exception R 539

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

Site Specific Provisions:

- (A) On the lands municipally known as 600 Eglinton Avenue West, 660 Eglinton Avenue West, 740 Eglinton Avenue West and 780 Eglinton Avenue West in 1968, an **apartment building** is a permitted **building** type. [TO: 438-86; 12 (1) 316]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(540) Exception R 540

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

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the following also applies:
 - (i) the exterior **side yard setback** for a **duplex** is 3 metres; and
- (B) On the lands, 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. [TO: 438-86; 12(2) 274]
- (C) 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**; and
 - (ii) 15 metres if it contains a **duplex**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 272 of former City of Toronto By-law 438-86.

(542) Exception R 542

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 304 Lonsdale Road in 1998, Section 12(1) 446 of former City of Toronto By-law 438-86.

(543) Exception R 543

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

Site Specific Provisions:

- (A) On the lands municipally known as 765 and 777 Eglinton Avenue West and 130 Old Forest Hill Road in 1968, an **apartment building** is a permitted **building** type. [TO: 438-86; 12 (1) 316]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(544) Exception R 544

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(545) Exception R 545

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (A) On 130 RIDELLE AVE, former City of Toronto by-law 194-75.

(546) Exception R 546

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(547) Exception R 547

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 327 of former City of Toronto By-law 438-86.

(548) Exception R 548

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 70 of former City of Toronto By-law 438-86.

(549) Exception R 549

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) the lands must comply with exception 900.2.10(7).

(552) Exception R 552

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

Site Specific Provisions:

(A) On the lands municipally known as 315, 323, 327 & 329 Albany Avenue in 1992, the maximum height of a **building** permitted by By-law 130-92 is 12.0 metres. [TO: 438-86; 12 (1) 367]

Prevailing By-laws and Prevailing Sections:

(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) former City of Toronto by-law 130-92.

(553) Exception R 553

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

(A) On a **lot**, an **apartment building, duplex, triplex, or townhouse** are not permitted **building** types, 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) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(C) On 33 JACKES AVE, 35 JACKES AVE, former City of Toronto by-law 441-86.

(554) Exception R 554

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(5) (h) of former City of Toronto By-law 438-86.

(C) On 74 MC GILL ST, former City of Toronto by-law 151-78.

(555) Exception R 555

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) the lands must comply with exception 900.2.10(7).

(556) Exception R 556

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) the lands must comply with exception 900.2.10(7).

(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, former City of Toronto by-law 154-82.

(557) Exception R 557

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

(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**.

(C) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

(D) On 155 SHERBOURNE ST, former City of Toronto by-law 22956.

(558) Exception R 558

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 461 of former City of Toronto By-law 438-86.

(B) the lands must comply with exception 900.2.10(7).

(559) Exception R 559

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

Site Specific Provisions:

(A) On the lands municipally known as 504 Jarvis Street in 1979, in a **building** that existed on the **lot** on June 30, 1979, the following uses are permitted:

- (i) **eating establishment**,
- (ii) **take-out eating establishment**,
- (iii) **retail store** that is a caterer's shop,
- (iv) office,
- (v) **art gallery**,

- (vi) **museum,**
- (vii) **place of assembly,**
- (viii) **private school,** and
- (ix) **club**

[TO: 438-86; 12 (1) 65]

(B) the lands must comply with exception 900.2.10(4);

(E) 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.

Prevailing By-laws and Prevailing Sections:

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

(560) Exception R 560

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

Site Specific Provisions:

(A) On the lands municipally known as 571 Jarvis Street in 1978, an **apartment building** or a **mixed use building** are permitted **building** types, which **building** may have a floor space index of greater than 1.0 or a height of greater than 12.0 metres on the **lot**, if:

- (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 uses does not exceed a floor space index of 0.5;
- (iv) the **building setback** is a minimum 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. [TO: 438-86; 12 (1) 78]

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

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

Site Specific Provisions:

(A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted uses, if:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
- (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and

- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

- (B) the lands must comply with exception 900.2.10(4)

(562) Exception R 562

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

Site Specific Provisions:

- (A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted uses, if:

- (i) the principle entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
- (ii) the principle entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [TO: 438-86; 12 (1) 87]

Prevailing By-laws and Prevailing Sections:

- (B) the lands must comply with exception 900.2.10(4)

(563) Exception R 563

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

Site Specific Provisions:

- (A) On the lands municipally known as 43 Wellesley Street East in 1979, a **hospital** is a permitted use, if:

- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** of the **building** that existed on the **lot** on March 31, 1979;
- (ii) the height of the **building** does not exceed 30.5 metres;
- (iii) the amount of **landscaping** that existed on the **lot** on March 31, 1979 is not reduced; and
- (iv) the **building setbacks** are not less than that required for **residential buildings** in an R zone. [TO: 438-86; 12 (1) 95]

Prevailing By-laws and Prevailing Sections:

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

- (C) the lands must comply with exception 900.2.10(7).

(565) Exception R 565

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.

(567) Exception R 567

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

- (B) On 96 and 96A ADMIRAL RD, former City of Toronto by-law 100-82.

- (C) On 187 MADISON AVE, former City of Toronto by-law 10-87;

- (D) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, City of Toronto by-law 1091-05;

- (E) On 169 SPADINA RD, former City of Toronto by-law 11-87;

- (F) On 8 DALTON RD, former City of Toronto by-law 157-69;
- (G) On 93 MADISON AVE, former City of Toronto by-law 198-85;
- (H) On 133 MADISON AVE, former City of Toronto by-law 299-84.

(568) Exception R 568

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

- (B) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, City of Toronto by-law 1091-05.

(570) Exception R 570

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

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

(571) Exception R 571

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

Site Specific Provisions:

- (A) On the lands, the minimum **front yard setback** is 4.87 metres. [TO: 438-86; 12(2) 278]

Prevailing By-laws and Prevailing Sections:

- (A) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, former City of Toronto by-law 22846;
- (B) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, former City of Toronto by-law 234-83.

(573) Exception R 573

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

- (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 an end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.

(574) Exception R 574

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) On 10 DELISLE AVE, 1560 YONGE ST, City of Toronto by-law 104-01.

(575) Exception R 575

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

Site Specific Provisions:

- (A) On the lands, the division of a **detached house** to create two **dwelling units** in a **semi-detached house** is permitted if:
- (i) the **detached house** is at least 20 years old;
 - (ii) it complies with the definition of **lot** set out in Chapter 800 and regulation 200.5.10.1 (Parking Rates);
 - (iii) any addition to be built is not built to the front or sides of the **building**, except that the adding of bay windows to the front and sides of the **building** is permitted if such bay window additions comply with regulations in chapters 5 and 10 of this By-law;
 - (iv) no addition has been made to the **detached house** within the five year period immediately before the division; and
 - (v) following the division, the resulting **lot frontage** for each **dwelling unit** in a **semi-detached house** is at least 7.5 metres. [TO: 438-86; 12(1)231(b)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 175 of former City of Toronto By-law 438-86.
- (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**; and

(576) Exception R 576

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

Site Specific Provisions:

- (A) On the lands municipally known as 1895, 1897, 1899, 1900, 1903, 1904, 1910, 1912, 1914, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2359, 2363, 2365, 2367, 2369, and 2371 Queen Street East and 86 Silver Birch Avenue in 1987, the minimum **front yard building setback** is 6.0 metres. [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 1895, 1897, 1899, 1900, 1903, 1904, 1910, 1912, 1914, 2341, 2343, 2345, 2347, 2349, 2351, 2353, 2355, 2359, 2363, 2365, 2367, 2369, and 2371 Queen Street East and 86 Silver Birch Avenue in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**. [TO: 438-86; 12(2)185 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 1 - 15 BALMY AVE, 20 BALMY AVE, the even numbered addresses of 6 - 18 BALMY AVE, the odd numbered addresses of 3 - 23 GLENFERN AVE, the even numbered addresses of 4 - 30 GLENFERN AVE, the even numbered addresses of 412 - 424 LAKE FRONT, the odd numbered addresses of 1 - 79 SILVER BIRCH AVE, the even numbered addresses of 4 - 66 SILVER BIRCH AVE, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, former City of Toronto by-law 423-80.

(577) Exception R 577

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

Site Specific Provisions:

- (A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:
- (i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and
 - (ii) the required parking is provided in a garage or area on the **lot**. [TO: 438-86; 12(2) 192]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (C) On 7 JACKES AVE, 16 SUMMERHILL AVE, former City of Toronto by-law 167-68.

(578) Exception R 578

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

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 21 PLEASANT BLVD, former City of Toronto by-law 22740;
- (C) On 10 AVOCA AVE, former City of Toronto by-law 251-67;
- (D) On 50 ROSEHILL AVE, City of Toronto by-law 589-05;
- (E) On 40 ROSEHILL AVE, former City of Toronto by-law 599-82;
- (F) On 555 AVENUE RD, 70 ROSEHILL AVE, 1 ST CLAIR AVE E, former City of Toronto by-law 645-76.

(579) Exception R 579

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 15 SUMMERHILL AVE, the odd numbered addresses of 1133 -1177 YONGE ST, former City of Toronto by-law 286-83;
- (C) On 95 SUMMERHILL AVE, former City of Toronto by-law 333-81;
- (D) On 70 SHAFTESBURY AVE, former City of Toronto by-law 395-76.

(580) Exception R 580

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 80 ST CLAIR AVE E, former City of Toronto by-law 100-68.

(581) Exception R 581

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 88 BROADWAY AVE, City of Toronto by-law 1109-04;
- (C) On 107 BROADWAY AVE, 177 REDPATH AVE, 200 ROEHAMPTON AVE, former City of Toronto by-law 165-69;
- (D) On 15 ERSKINE AVE, former City of Toronto by-law 195-67;
- (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, former City of Toronto by-law 20904;
- (F) On 150 Roehampton Avenue, City of Toronto by-laws 732-2005, and 6-2006(OMB) as amended; and
- (G) On the lands municipally known as 70 Roehampton Avenue, City of Toronto by-law 817-2007.

(582) Exception R 582

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 22 BALLIOL ST, 33 DAVISVILLE AVE, former City of Toronto by-law 113-70;
- (C) On 185 BALLIOL ST, 141 DAVISVILLE AVE, former City of Toronto by-law 365-67;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 18 BROWNLOW AVE, City of Toronto by-law 1280-07;
- (C) On 158 SOUDAN AVE, former City of Toronto by-law 162-75;
- (D) On 11 LILLIAN ST, former City of Toronto by-law 201-80;
- (E) On 55 BROWNLOW AVE, former City of Toronto by-law 22034;
- (F) On 45 DUNFIELD AVE, former City of Toronto by-law 22418; and
- (G) On these lands municipally known as the odd numbered addresses of 66 – 72 Redpath Avenue, City of Toronto by-law 714-2005.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

(585) Exception R 585

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 155 BALLIOL ST, 45 BALLIOL ST, former City of Toronto by-law 22120.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 345 MERTON ST, former City of Toronto by-law 22269.

(587) Exception R 587

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On or between the odd numbered addresses of 221 - 265 BALLIOL ST, former City of Toronto by-law 22290;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, former City of Toronto by-law 22535.

(589) Exception R 589

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 108 REDPATH AVE, former City of Toronto by-law 325-69.

(590) Exception R 590

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 12 GLEN ELM AVE, 1639 YONGE ST, City of Toronto by-law 394-06;
- (C) On 57 ALVIN AVE, former City of Toronto by-law 44-86;
- (D) On 30 GLEN ELM AVE, former City of Toronto by-law 623-76;
- (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, former City of Toronto by-law 670-80.
- (F) On 30 ALVIN AVE, the odd numbered addresses of 25 - 29 HEATH ST E, 22 ST CLAIR AVE E, 1501 YONGE ST, City of Toronto by-law 810-08.

(591) Exception R 591

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

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (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, former City of Toronto by-law 575-79.
- (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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(592) Exception R 592

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, former City of Toronto by-law 130-74.

(593) Exception R 593

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(594) Exception R 594

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

- (B) On or between the odd numbered addresses of 43 - 49 EDGEWOOD AVE, the odd numbered addresses of 1 - 17 FITZGERALD MEWS, the even numbered addresses of 2 - 24 FITZGERALD MEWS, former City of Toronto by-law 94-0576.

(595) Exception R 595

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(none apply)

(596) Exception R 596

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 of former City of Toronto By-law 438-86.

(597) Exception R 597

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(598) Exception R 598

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

Site Specific Provisions:

- (A) On the lands, no window of a **building** facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]

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

Prevailing By-laws and Prevailing Sections:

- (A) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, former City of Toronto by-law 21670.

(599) Exception R 599

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 303 of former City of Toronto By-law 438-86.

(600) Exception R 600

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 303 of former City of Toronto By-law 438-86.

(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, City of Toronto by-law 747-98.

(602) Exception R 602

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86.

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

(C) On 36 WHITEWOOD RD, City of Toronto by-law 134-05;

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86.

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

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

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(none apply)

(605) Exception R 605

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

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 5 of former City of Toronto By-law 438-86.

(607) Exception R 607

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

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(608) Exception R 608

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

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

(C) an office is a permitted use;

(D) On 54 FOXBAR RD, former City of Toronto by-law 121-82.

(609) Exception R 609

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

Site Specific Provisions:

(A) On the lands a **custom workshop**, artist's studio, or office, are permitted uses if they comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 257(a)]

Prevailing By-laws and Prevailing Sections:

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

(610) Exception R 610

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

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

(C) an office is a permitted use.

(611) Exception R 611

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

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

(C) an office is a permitted use;

(D) On 62 DAWES RD, former City of Toronto by-law 565-91.

(612) Exception R 612

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

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

(C) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

(A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

(B) the lands must comply with exception 900.2.10(7).

(D) an office is a permitted use.

(614) Exception R 614

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

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

(B) the lands must comply with exception 900.2.10(7).

(D) permits an office.

(615) Exception R 615

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

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

(B) the lands must comply with exception 900.2.10(7).

(D) permit offices on **lots**.

(616) Exception R 616

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

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

(B) the lands must comply with exception 900.2.10(7).

(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, former City of Toronto by-law 200-80.

(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, former City of Toronto by-law 326-80;

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

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must

comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(B) the lands must comply with exception 900.2.10(7).

(D) an office is a permitted use;

(E) On 29 PLEASANT BLVD, former City of Toronto by-law 208-72.

(618) Exception R 618

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

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

(B) the lands must comply with exception 900.2.10(7).

(D) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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

Site Specific Provisions:

(A) On the lands a **custom workshop**, artist's studio, or office, are permitted uses if they comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 257(a)]

(B) On the lands municipally known as 250 Madison Avenue in 1983, office is a permitted use if:

(i) the **gross floor area** of the office portion of the **building** does not result in a floor space index that exceeds 1.75; and

(ii) all other regulations of this By-law are complied with. [TO: 438-86; 12 (1) 264]

(C) On the lands municipally known as 271 Spadina Road, office is a permitted use if:

(i) the **building** does not exceed five **storeys**;

(ii) the **gross floor area** of the **building** does not exceed 3,623 square metres;

(iii) a minimum of 36 **parking spaces** are provided on the **lot**; and

(iv) all other regulations of this By-law are complied with. [TO: 438-86; 12 (1) 265]

Prevailing By-laws and Prevailing Sections:

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

(620) Exception R 620

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

Site Specific Provisions:

(A) On the lands a **custom workshop**, artist's studio, or office, are permitted uses if they comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 257(a)]

Prevailing By-laws and Prevailing Sections:

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

(621) Exception R 621

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 25 and 30 Thelma Avenue, an **apartment building** is a permitted **building** type. [TO: 438-86; 12 (1) 319]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (D) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (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**; and
 - (iv) 24 metres if it contains a **fourplex**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(623) Exception R 623

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(624) Exception R 624

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

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (C) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
- i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (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**; and
 - (iv) 24 metres if it contains a **fourplex**;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 272 of former City of Toronto By-law 438-86.

(626) Exception R 626

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

- (A) On a **lot**, a **vehicle dealership** and **ancillary** showroom is a permitted use.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) the lands must comply with exception 900.2.10(7).
- (E) permit offices on **lots**.

(628) Exception R 628

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

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

- ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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.

(630) Exception R 630

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, former City of Toronto by-law 375-78.

(632) Exception R 632

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

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

and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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, former City of Toronto by-law 149-78.

(633) Exception R 633

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

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

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

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 RO

(D) On or between the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 573 - 607 ROEHAMPTON AVE, former City of Toronto by-law 154-74.

(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, former City of Toronto by-law 200-80.

(F) On 359 ROEHAMPTON AVE, former City of Toronto by-law 202-80.

(634) Exception R 634

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

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

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3

metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

- 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, former City of Toronto by-law 203-80;

(D) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, former City of Toronto by-law 576-79.

(E) On 107 ROSE PARK DR, former City of Toronto by-law 584-86;

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

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

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

- 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, former City of Toronto by-law 375-78.

(636) Exception R 636

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

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

(B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and

i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.

ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.

iii) A **detached house** may provide 3 or more **dwelling units** if:

- 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, former City of Toronto by-law 375-78.

(637) Exception R 637

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
- i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- iii) A **detached house** may provide 3 or more **dwelling units** if:
- 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (C) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.
- (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, former City of Toronto by-law 487-91.

(640) Exception R 640

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

Site Specific Provisions:

- (A) On the lands, a parking facility is 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**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 66 of former City of Toronto By-law 438-86.

(D) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 517 and 519 Jarvis Street in 1979, a **building** or **structure** that existed on the **lot** on May 1, 1979 may be used as a **hospital**. [TO: 438-86; 12 (1) 96]

Prevailing By-laws and Prevailing Sections:

(none apply)

(649) Exception R 649

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, former City of Toronto by-law 441-86.

(650) Exception R 650

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, former City of Toronto by-law 164-75.

(651) Exception R 651

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, former City of Toronto by-law 22195.

(659) Exception R 659

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) the lands must comply with exception 900.2.10(7).

(660) Exception R 660

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(7); and

(B) On the lands municipally known as 620 Church Street in 1974, a **retail store** that is used as a tuck shop and a **personal service shop** that is used as a dry cleaning depot are permitted uses on the **lot**, if:

(i) the **interior floor area** of the combined uses is no greater than 37.0 square metres;

(ii) the uses are located on the **first floor** of the north tower of the **building** that existed on the **lot** in 1974;

(ii) the pedestrian entrance to the uses are only internal to the **building**;

(iii) no portion of the exterior of the **building** or windows can be used for signage for the uses. [TO: 438-86; 12 (1) 62]

Prevailing By-laws and Prevailing Sections:

(A) On 620 CHURCH ST, 66 ISABELLA ST, former City of Toronto by-law 242-68.

(661) Exception R 661

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

Site Specific Provisions:

(A) On the lands municipally known as 500 Sherbourne Street in 1979, a **building** or **structure** that existed on the lands on May 1, 1979 may be used as a **hospital**. [TO: 438-86; 12 (1) 101]

(B) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

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

(H) On 500 SHERBOURNE ST, City of Toronto by-law 1072-05.

(664) Exception R 664

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

(B) On 555 SHERBOURNE ST, former City of Toronto by-law 258-71 and City of Toronto by-law 1044-06;

(C) On the lands municipally known as 582 Sherbourne Street and 28 Linden Street, City of Toronto by-law 986-2007.

(665) Exception R 665

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

Site Specific Provisions:

(A) On the lands municipally known as 495 Sherbourne Street in 1979, **public parking** is a permitted use, if the use is operated either by or on behalf of the owners of the lands municipally known in 1979 as 331 and 349 Sherbourne Street. [TO: 438-86; 12 (1) 97]

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

Prevailing By-laws and Prevailing Sections:

(A) 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 Maps 1 through 5 of Section 12(2)260, of former City of Toronto Zoning By-law 438-86.

(668) Exception R 668

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) For lands municipally known as 80 and part of 100 Turnberry Avenue, City of Toronto by-law 153-2005.

(B) Section 12(2) 338 of former City of Toronto By-law 438-86.

(669) Exception R 669

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

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

(C) On 124 Spencer Avenue, City of Toronto by-law 977-2009 as amended.

(670) Exception R 670

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

(A) On or between the odd numbered addresses of 451 - 515 ROSEWELL AVE, City of Toronto by-law 942-2002.

(671) Exception R 671

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

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

(A) On or between the odd numbered addresses of 1 - 15 BALMY AVE, 20 BALMY AVE, the even numbered addresses of 6 - 18 BALMY AVE, the odd numbered addresses of 3 - 23 GLENFERN AVE, the even numbered addresses of 4 - 30 GLENFERN AVE, the even numbered addresses of 412 - 424 LAKE FRONT, the odd numbered addresses of 1 - 79 SILVER BIRCH AVE, the even numbered addresses of 4 - 66 SILVER BIRCH AVE, 86 SILVER BIRCH AVE, the odd numbered addresses of 23 - 71 WILLOW AVE, the even numbered addresses of 50 - 80 WILLOW AVE, former City of Toronto by-law 423-80.

(673) Exception R 673

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

Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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, former City of Toronto by-law 203-80;
- (D) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, former City of Toronto by-law 576-79.
- (E) On 107 ROSE PARK DR, former City of Toronto by-law 584-86;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the division of a **detached house** to create two **dwelling units** in a **semi-detached house** is permitted if:
 - (i) the **detached house** is at least 20 years old;
 - (ii) it complies with the definition of **lot** set out in Chapter 800 and regulation 200.5.10.1 (Parking Rates);
 - (iii) any addition to be built is not built to the front or sides of the **building**, except that the adding of bay windows to the front and sides of the **building** is permitted if such bay window additions comply with regulations in chapters 5 and 10 of this By-law;
 - (iv) no addition has been made to the **detached house** within the five year period immediately before the division; and
 - (v) following the division, the resulting **lot frontage** for each **dwelling unit** in a **semi-detached house** is at least 7.5 metres. [TO: 438-86; 12(1)231(b)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 175 of former City of Toronto By-law 438-86.
- (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**; and

(675) Exception R 675

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

Site Specific Provisions:

- (A) On the lands, the division of a **detached house** to create two **dwelling units** in a **semi-detached house** is permitted if:

- (i) the **detached house** is at least 20 years old;
- (ii) it complies with the definition of **lot** set out in Chapter 800 and regulation 200.5.10.1 (Parking Rates);
- (iii) any addition to be built is not built to the front or sides of the **building**, except that the adding of bay windows to the front and sides of the **building** is permitted if such bay window additions comply with regulations in chapters 5 and 10 of this By-law;
- (iv) no addition has been made to the **detached house** within the five year period immediately before the division; and
- (v) following the division, the resulting **lot frontage** for each **dwelling unit** in a **semi-detached house** is at least 7.5 metres. [TO: 438-86; 12(1)231(b)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 175 of former City of Toronto By-law 438-86.
- (B) On 387 PARKSIDE DR, former City of Toronto by-law 767-83;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 240 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 56 of former City of Toronto By-law 438-86.

(677) Exception R 677

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

- (A) On the odd numbered addresses of 3 - 15 ROWNTREE AVE, the even numbered addresses of 2 - 22 ROWNTREE AVE, former City of Toronto by-law 572-79.

(678) Exception R 678

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

Site Specific Provisions:

- (A) **Townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (B) The keeping of no more than three roomers or boarders in a **detached house**, **semi-detached house**, **duplex** or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (C) A **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (D) The use of the **lot** for **dwelling units** in a **triplex**, **townhouse** or **apartment building** type is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) A **triplex**, **townhouse** or **apartment building** built after March 13, 1978 is permitted if it was the same **building** type as existing on the **lot** on March 13, 1978 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]

Prevailing By-laws and Prevailing Sections:

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

- (B) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86

(679) Exception R 679

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

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 26 Warren Road, Section 12(2) 213 of former City of Toronto of By-law 438-86.

(680) Exception R 680

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (B) On the lands municipally known as 601 Eglinton Avenue East in 1988, Section 12(2) 45 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86
- (E) On the even numbered addresses of 1746 -1748 BAYVIEW AVE, the even numbered addresses of 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E, former City of Toronto by-law 96-0145.

(681) Exception R 681

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (B) On the lands municipally known as 2 Turner Road, 1000 to 1048 Davenport Road (even only), and 1 to 1C Bracondale Hill Road (odd only), Section 12 (2) 241 of former City of Toronto By-law 438-86.
- (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, Section 12:(2) 241 former City of Toronto of By-law 438-86

(682) Exception R 682

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

(A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(683) Exception R 683

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(D) On the even numbered addresses of 530 - 550 KINGSTON RD, former City of Toronto by-law 402-85.

(E) On the even numbered addresses of 494 - 496 KINGSTON RD, City of Toronto by-law 963-01.

(684) Exception R 684

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

Site Specific Provisions:

(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and

(B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

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

(C) the lands must comply with exception 900.2.10(7).

(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, City of Toronto by-law 494-07.

(F) On 262 ST CLAIR AVE W, City of Toronto by-law 831-02.

(685) Exception R 685

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

Site Specific Provisions:

(A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and

(B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

(C) On the lands, the minimum **lot area** is 900 square metres. [TO: 438-86; 12 (2) 59]

Prevailing By-laws and Prevailing Sections:

(D) the lands must comply with exception 900.2.10(7).

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

(G) Section 12(1) 26 of former City of Toronto By-law 438-86.

(H) Section 12(1) 45 of former City of Toronto By-law 438-86.

(686) Exception R 686

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

(B) the lands must comply with exception 900.2.10(7).

(D) On 110 DAVENPORT RD, former City of Toronto by-law 86-86.

(687) Exception R 687

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

(B) the lands must comply with exception 900.2.10(7).

(D) On 80 WINCHESTER ST, former City of Toronto by-law 88-78.

(688) Exception R 688

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

Site Specific Provisions:

(A) On the lands, a **semi-detached house** is the only **building** type permitted. [TO: 438-86; 12(2) 170]

(B) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On the even numbered addresses of 10 - 56 COATSWORTH CRES, the odd numbered addresses of 77 - 123 HANSON ST, former City of Toronto by-law 656-86.

(689) Exception R 689

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

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

(B) the lands must comply with exception 900.2.10(7).

(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) Section 12(2) 118 of former City of Toronto By-law 438-86.

(F) Section 12(2) 119 of former City of Toronto By-law 438-86

(690) Exception R 690

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

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

(B) the lands must comply with exception 900.2.10(7).

(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) Section 12(2) 118 of former City of Toronto By-law 438-86.

(F) Section 12(2) 119 of former City of Toronto By-law 438-86

(G) On the even numbered addresses of 1746 -1748 BAYVIEW AVE, the even numbered addresses of 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E, City of Toronto by-law 96-0145.

(692) Exception R 692

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 116 of former City of Toronto By-law 438-86.

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

(C) the lands must comply with exception 900.2.10(4)

(G) On 22 MC CAUL ST, former City of Toronto by-law 649-87.

(693) Exception R 693

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

Site Specific Provisions:

(A) On the lands, the maximum permitted **gross floor area** of a **residential building** or **structure** may not exceed a floor space index of 1.5, unless 25% of the **dwelling units** on the **lot** are assisting housing units, in which case the maximum **gross floor area** may exceed the floor space index of 1.5. [TO: 438-86; 12 (2) 92]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 116 of former City of Toronto By-law 438-86.

(B) the lands must comply with exception 900.2.10(4)

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

(695) Exception R 695

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 186 of former City of Toronto By-law 438-86.

(B) Section 12(1) 187 of former City of Toronto By-law 438-86.

(C) the lands must comply with exception 900.2.10(7).

(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, City of Toronto by-law 603-99.

(697) Exception R 697

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

Site Specific Provisions:

(A) On the lands municipally known as 23 Alvin Avenue in 1985, an office is a permitted use, if:

- (i) it is located in the **basement** or **first floor** of the **residential building** that existed on the **lot** in 1985;
- (ii) parking is provided on the **lot** at a ratio of 1 **parking space** per **dwelling unit** and 1 **parking space** for every 93.0 square metres of office use; and
- (iii) the front of the **building** facing Alvin Avenue is not altered to not appear as a **semi-detached house**. [TO: 438-86; 12(1) 201]

Prevailing By-laws and Prevailing Sections:

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

(C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(698) Exception R 698

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 208 of former City of Toronto By-law 438-86.

(B) Section 12(2) 322 of former City of Toronto By-law 438-86.

(C) On 101 DAVENPORT RD, former City of Toronto by-law 635-83.

(701) Exception R 701

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) 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
- (B) 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**.
- (C) On the lands municipally known as the odd numbered addresses of 23 to 29 Webster Avenue in 1997, Section 12(1) 437 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 322 of former City of Toronto By-law 438-86.

(702) Exception R 702

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

(A) the lands must comply with exception 900.2.10(4)

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

(F) On the even numbered addresses of 76 - 86 ASQUITH AVE, 88 ASQUITH AVE, the even numbered addresses of 90 - 96 ASQUITH AVE, former City of Toronto by-law 669-80.

(G) On 88 ASQUITH AVE, former City of Toronto by-law 779-83.

(703) Exception R 703

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

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 31 Webster Avenue in 1997, Section 12(1) 437 of former City of Toronto By-law 438-86.

(B) Section 12(2) 322 of former City of Toronto By-law 438-86.

(704) Exception R 704

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(C) On 60 STANLEY TER, former City of Toronto by-law 480-91.

(705) Exception R 705

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(C) On these lands former City of Toronto by-law 97-0521.

(706) Exception R 706

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) Section 12 (2) 208 of former City of Toronto By-law 438-86.
- (H) On 17 ISABELLA ST, former City of Toronto by-law 472-82.

(707) Exception R 707

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 25 BLEECKER ST, the even numbered addresses of 188 - 190 CARLTON ST, former City of Toronto by-law 514-93.

(708) Exception R 708

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 40 HOMEWOOD AVE, former City of Toronto by-law 51-69.
- (H) On 60 HOMEWOOD AVE, former City of Toronto by-law 522-83.

(709) Exception R 709

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

Site Specific Provisions:

- (A) On the lands municipally known as 190 Lowther Avenue in 1983, a **nursing home, residential care home, retirement home**, or seniors' community house are permitted uses if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

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

(710) Exception R 710

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

Site Specific Provisions:

- (A) A **nursing home** is a permitted use, if:
 - (i) the **building** does not exceed 2 **storeys**;
 - (ii) the maximum **lot coverage** does not exceed 35%; and
 - (iii) the minimum **building setback** to a **side lot line** is 7.5 metres; and
 - (iv) the minimum **building setback** to a **rear lot line** is 12.0 metres. [TO: 438-86; 12(1) 33]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86

(711) Exception R 711

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 81 of former City of Toronto By-law 438-86.

(B) the lands must comply with exception 900.2.10(4)

(C) On the even numbered addresses of 10 - 30 RODEN PL, former City of Toronto by-law 632-82.

(712) Exception R 712

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

Site Specific Provisions:

(A) On the lands municipally known as 252 McCaul Street in 1978, an **art gallery**, library, **museum**, **public school**, **post-secondary school**, medical office, post office, **education use**, **hospital**, **religious education use**, or a **place of assembly** that is a union hall are permitted uses, if the **gross floor area** of the **building** does not exceed the **gross floor area** of the **building** that existed on the **lot** on June 30, 1978. [TO: 438-86; 12 (1) 84]

Prevailing By-laws and Prevailing Sections:

(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) the lands must comply with exception 900.2.10(4)

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

(713) Exception R 713

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

Site Specific Provisions:

(A) On the lands municipally known as 2 and 4 Wellesley Place in 1979, a **building** or **structure** that existed on the **lot** on May 1, 1979 may be used as a **hospital**. [TO: 438-86; 12 (1) 96]

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

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

(H) On 2R WELLESLEY PL, 6 WELLESLEY PL, City of Toronto by-law 902-02.

(714) Exception R 714

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(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, former City of Toronto by-law 505-92.

(715) Exception R 715

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

- (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 an end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.
- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(716) Exception R 716

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(717) Exception R 717

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86

(718) Exception R 718

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) On the lands municipally known as 86 Woodlawn Avenue East in 1990, Section 12:(2) 279 former City of Toronto of By-law 438-86.

(719) Exception R 719

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(720) Exception R 720

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

Site Specific Provisions:

- (A) On the lands on the north side of Walker Avenue, the **rear yard** for a depth of 7.5 metres from the **rear lot line**, will be **landscaping**. [TO: 438-86; 12 (2) 21]

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(721) Exception R 721

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 32 of former City of Toronto By-law 438-86.
(B) Section 12(2) 118 of former City of Toronto By-law 438-86.
(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(722) Exception R 722

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86.
(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
(C) Section 12(2) 269 of former City of Toronto By-law 438-86.
(F) Section 12(2) 118 of former City of Toronto By-law 438-86.
(G) Section 12(2) 119 of former City of Toronto By-law 438-86
(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, former City of Toronto by-law 809-84.

(723) Exception R 723

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
(B) the lands must comply with exception 900.2.10(7).
(D) an office is a permitted use.
(E) Section 12(2) 118 of former City of Toronto By-law 438-86.
(F) Section 12(2) 119 of former City of Toronto By-law 438-86
(G) On 111 REDPATH AVE, former City of Toronto by-law 714-81.

(724) Exception R 724

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

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
(B) the lands must comply with exception 900.2.10(7).
(D) an office is a permitted use.
(E) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(725) Exception R 725

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

Site Specific Provisions:

- (A) **Townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (B) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, or townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (C) A **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (D) The use of the **lot** for **dwelling units** in a **triplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (E) A **triplex** or **apartment building** built after October 11, 1977 is permitted if it was the same **building** type as it existing on the **lot** on October 11, 1977 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]
- (H) A **dwelling unit** is only permitted in a **detached house, a semi-detached house, or a duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(727) Exception R 727

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

Site Specific Provisions:

- (A) **Townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (B) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, duplex or townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (C) A **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (D) The use of the **lot** for **dwelling units** in a **triplex, townhouse or apartment building** type is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) A **triplex, townhouse or apartment building** built after March 13, 1978 is permitted if it was the same **building** type as existing on the **lot** on March 13, 1978 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]

Prevailing By-laws and Prevailing Sections:

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

- i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
- ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
- iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86
- (F) On 65 SHELDRAKE BLVD, City of Toronto by-law 856-01.

(728) Exception R 728

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

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(729) Exception R 729

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

- (A) Section 12: (1) 18 of By-law 438-86
- (B) On 46 LAKEVIEW AVE, City of Toronto by-law 311-00.
- (C) On 263 GLADSTONE AVE, former City of Toronto by-law 668-83.
- (D) On 263 GLADSTONE AVE, 277 GLADSTONE AVE, 41 RUSHOLME PARK CRES, former City of Toronto by-law 706-86.
- (E) On 422 OSSINGTON AVE, former City of Toronto by-law 97-0375.
- (F) On 382 DOVERCOURT RD, the odd numbered addresses of 5 - 7 HEYDON PARK RD, former City of Toronto by-law 97-0556.

(730) Exception R 730

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

Site Specific Provisions:

- (A) On the lands municipally known as 1615 Dufferin Street in 1992, office and **retail store** are permitted uses. [TO: 438-86; 12 (1) 295]
- (B) between the even numbered addresses of 14 - 120 PETERBOROUGH AVE, the odd numbered addresses of 15 - 107 PETERBOROUGH AVE, former City of Toronto by-law 222-79.
- (C) On or between the even numbered addresses of 200 - 202 RUSHTON RD, former City of Toronto by-law 446-78.
- (D) On 49 AUBURN AVE, former City of Toronto by-law 285-75.
- (E) On the odd numbered addresses of 1 - 65 HENDRICK AVE, the even numbered addresses of 30 - 74 HENDRICK AVE, former City of Toronto by-law 340-79.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(731) Exception R 731

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

Site Specific Provisions:

- (A) On the lands municipally known as 861 Avenue Road in 1992, a **vehicle fuel station** is a permitted use. [TO: 438-86; 12 (1) 298]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 866 Avenue Road in 1999, Section 12(1) 443 of former City of Toronto By-law 438-86.
(B) Section 12(2) 118 of former City of Toronto By-law 438-86.
(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(732) Exception R 732

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 329 of former City of Toronto By-law 438-86.
(B) On 6 CONNOLLY ST, City of Toronto by-law 709-00.

(733) Exception R 733

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 90 The Queenway in 1993, Section 12(1) 330 of former City of Toronto By-law 438-86.
(B) On 21 WINDERMERE AVE, former City of Toronto by-law 19-71.
(C) On 21 WINDERMERE AVE, former City of Toronto by-law 362-70.

(734) Exception R 734

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 3 Windermere Avenue in 1994, Section 12(2) 300 of former City of Toronto By-law 438-86.
(B) On or between the even numbered addresses of 20 - 24 SOUTHPORT ST, former City of Toronto by-law 193-85;
(C) On 1 RIPLEY AVE, former City of Toronto by-law 382-88;
(D) On 93 THE QUEENSWAY, 110 THE QUEENSWAY, 15 WINDERMERE AVE, 6 WINDERMERE AVE, City of Toronto by-law 708-01.

(735) Exception R 735

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 721 SHAW ST, former City of Toronto by-law 115-75.
(B) Section 12(2) 68 of former City of Toronto By-law 438-86.
(C) On 701 DOVERCOURT RD, City of Toronto by-law 1276-07.
(D) On 488 EUCLID AVE, former City of Toronto by-law 152-91.

- (E) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, former City of Toronto by-law 190-69.
- (F) On 146 - 146E CLINTON ST, 146F - 146G CLINTON ST, 146H - 146L CLINTON ST, former City of Toronto by-law 190-89.
- (G) On 72 CLINTON ST, 622 COLLEGE ST, former City of Toronto by-law 200-85.
- (H) On 391 and 393 ROXTON RD, City of Toronto by-law 219-02.
- (I) On 730 DOVERCOURT RD, former City of Toronto by-law 22461.
- (J) On 543 PALMERSTON BLVD, former City of Toronto by-law 224-84.
- (K) On 323 PALMERSTON BLVD, City of Toronto by-law 262-00.
- (L) On 130 CLINTON ST, former City of Toronto by-law 266-71.
- (M) On 34 PAGE ST, former City of Toronto by-law 298-80.
- (N) On 419 CRAWFORD ST, former City of Toronto by-law 300-80.
- (O) On 480 and 482 MARKHAM ST, former City of Toronto by-law 304-80.
- (P) On or between the even numbered addresses of 318 - 318R CLINTON ST, the odd numbered addresses of 11 - 23 NANCY POCOCK PL, City of Toronto by-law 610-00.
- (Q) On 322 CLINTON ST, the even numbered addresses of 10 - 24 NANCY POCOCK PL, former City of Toronto by-law 97-0159.
- (R) On 543 PALMERSTON BLVD, former City of Toronto by-law 225-84.
- (S) On 730 DOVERCOURT RD, former City of Toronto by-law 22620.
- (T) On 543 PALMERSTON BLVD, former City of Toronto by-law 419-83.
- (U) On the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, former City of Toronto by-law 62-67.

(736) Exception R 736

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

- (A) On or between the even numbered addresses of 100 - 110 UNITY RD, former City of Toronto by-law 118-82;
- (B) On or between the odd numbered addresses of 71 - 117 BLAKE ST, City of Toronto by-law 136-78.
- (C) On 355 RIVERDALE AVE, former City of Toronto by-law 154-80;
- (D) On 24 MOUNTJOY AVE, former City of Toronto by-law 226-69;
- (E) On 720 RHODES AVE, former City of Toronto by-law 22876;
- (F) On 10 BOULTBEE AVE, former City of Toronto by-law 22936;
- (G) On or between the odd numbered addresses of 887 - 903 WOODBINE AVE, former City of Toronto by-law 273-93;
- (H) On 60 CAVELL AVE, 97 CAVELL AVE, former City of Toronto by-law 299-75;
- (I) On 39 HARCOURT AVE, 660 PAPE AVE, former City of Toronto by-law 356-75;
- (J) On 66 BOULTBEE AVE, former City of Toronto by-law 370-77;
- (K) On 50 BAIN AVE, former City of Toronto by-law 372-78;
- (L) On 369 PAPE AVE, former City of Toronto by-law 414-78;
- (M) On 662 PAPE AVE, City of Toronto by-law 533-01;
- (N) On 655 BROADVIEW AVE, 10 HOGARTH AVE, former City of Toronto by-law 54-67;
- (O) On 885 LOGAN AVE, City of Toronto by-law 686-01;
- (P) On 148 HAZELWOOD AVE, former City of Toronto by-law 94-0737.
- (Q) On the even numbered addresses of 100 - 110 UNITY RD, City of Toronto by-law 229-84.
- (R) On 66 BOULTBEE AVE, former City of Toronto by-law 458-83.
- (S) On the even numbered addresses of 100 - 110 UNITY RD, former City of Toronto by-law 474-82.
- (T) On 369 PAPE AVE, former City of Toronto by-law 555-78.
- (U) On the even numbered addresses of 100 - 110 UNITY RD, former City of Toronto by-law 595-82.
- (V) On 66 BOULTBEE AVE, former City of Toronto by-law 742-83.
- (W) On the even numbered addresses of 100 - 110 UNITY RD, former City of Toronto by-law 80-84.

(737) Exception R 737

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 64 Glenlake Avenue in 1980, two **dwelling units** in a **residential building** are permitted. [TO: 438-86; 12(1) 235]

Prevailing By-laws and Prevailing Sections:

- (A) On 299 GLENLAKE AVE, 21 HIGH PARK AVE, 65 HIGH PARK AVE, 22 OAKMOUNT RD, 66 OAKMOUNT RD, former City of Toronto by-law 188-71;
- (B) On 60 MOUNTVIEW AVE, former City of Toronto by-law 21986;
- (C) On or between the even numbered addresses of 40 - 52 HIGH PARK AVE, the odd numbered addresses of 51 - 77 QUEBEC AVE, former City of Toronto by-law 22621.
- (D) On 100 HIGH PARK AVE, former City of Toronto by-law 22877;
- (E) On 260 HIGH PARK AVE, former City of Toronto by-law 23-75;
- (F) On 2717 DUNDAS ST W, former City of Toronto by-law 277-75;
- (G) On 36 MOUNTVIEW AVE, former City of Toronto by-law 302-80;
- (H) On or between the odd numbered addresses of 223 - 225 QUEBEC AVE, former City of Toronto by-law 332-76;
- (I) On 260 WILLARD AVE, former City of Toronto by-law 405-75.
- (J) On 60 MOUNTVIEW AVE, former City of Toronto by-law 22215.
- (K) On 60 MOUNTVIEW AVE, former City of Toronto by-law 22308.
- (L) On 65 HIGH PARK AVE, former City of Toronto by-law 22754.
- (M) On the odd numbered addresses of 2541A -2547A DUNDAS ST W, the odd numbered addresses of 2547B -2551B DUNDAS ST W, City of Toronto by-law 251-00.
- (N) On 168 ANNETTE ST, City of Toronto by-law 423-03.
- (O) On 216 GLENDONWYNNE RD, former City of Toronto by-law 447-76.
- (P) On 19 DORVAL RD, 20 DORVAL RD, the odd numbered addresses of 53 - 59 EDNA AVE, former City of Toronto by-law 578-88.
- (Q) On 48 PINE CREST RD, former City of Toronto by-law 605-85.
- (R) On 48 PINE CREST RD, former City of Toronto by-law 770-83.
- (S) On 64 GLENLAKE AVE, former City of Toronto by-law 816-80.
- (T) On 152 EVELYN AVE, former City of Toronto by-law 94-0189.
- (U) On the lands municipally known as 48 Pine Crest Road in 1983, Section 12(2) 155 of former City of Toronto By-law 438-86.

(738) Exception R 738

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

- (A) On or between the odd numbered addresses of 911 - 917 ST CLARENS AVE, former City of Toronto by-law 122-72;
- (B) On or between the odd numbered addresses of 41 - 57 BRANDON AVE, former City of Toronto by-law 131-84.
- (C) On the even numbered addresses of 46 - 52A PRIMROSE AVE, the even numbered addresses of 54 - 76 PRIMROSE AVE, former City of Toronto by-law 673-84.

(739) Exception R 739

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 144 of former City of Toronto By-law 438-86, as amended by By-law 1996-0067 and OMB File. R960113, March 5, 1997.
- (B) On 1087 DAVENPORT RD, 1246 SHAW ST, former City of Toronto by-law 147-85;
- (C) On 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, former City of Toronto by-law 221-79.

(D) On 1281 DAVENPORT RD, former City of Toronto by-law 570-77.

(740) Exception R 740

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

(A) On 39 PAULINE AVE, former City of Toronto by-law 202-81;

(B) On 1359 Dupont Street, City of Toronto by-law 920-2006.

(C) On 1011 LANSDOWNE AVE, 730 ST CLARENS AVE, former City of Toronto by-law 354-86.

(D) On 100 PAULINE AVE, former City of Toronto by-law 417-77.

(E) On 376 MARGUERETTA ST, former City of Toronto by-law 450-76.

(741) Exception R 741

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

(A) On or between the even numbered addresses of 12 - 22 DARRELL AVE, former City of Toronto by-law 231-80.

(B) On 426 COXWELL AVE, former City of Toronto by-law 248-83.

(C) On the odd numbered addresses of 419 - 425 COXWELL AVE, former City of Toronto by-law 384-91.

(742) Exception R 742

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

(A) On 126 BOON AVE, former City of Toronto by-law 277-84.

(B) On 1710 DUFFERIN ST, former City of Toronto by-law 32-69.

(C) On 1710 DUFFERIN ST, former City of Toronto by-law 363-67.

(D) On 21 ASCOT AVE, former City of Toronto by-law 418-77.

(743) Exception R 743

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

(A) On 560 PALMERSTON AVE, former City of Toronto by-law 181-69.

(B) On the even numbered addresses of 388 - 398 CLINTON ST, City of Toronto by-law 580-02.

(C) On the even numbered addresses of 388 - 398 CLINTON ST, City of Toronto by-law 733-01.

(744) Exception R 744

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

(A) On 33 EASTMOUNT AVE, former City of Toronto by-law 22753;

(B) On or between the even numbered addresses of 16 - 20 CAMBRIDGE AVE, 18 DONCREST RD, former City of Toronto by-law 539-81.

(C) On 33 EASTMOUNT AVE, former City of Toronto by-law 22833.

(745) Exception R 745

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(B) On the lands municipally known as 46, 54, 60, 62, and 82 Birch Avenue in 1982, Section 12(1) 180 of By-law 438-86.

- (C) On the lands municipally known as 26, 30, and 40 Birch Avenue in 1992, Section 12(1) 369 of former City of Toronto By-law 438-86.
- (D) On the lands municipally known as 7 Gange Avenue in 1999, Section 12(1) 448 of former City of Toronto By-law 438-86.
- (E) On the even numbered addresses of 22 - 98A ALCORN AVE, the odd numbered addresses of 63 - 71 WALKER AVE, former City of Toronto by-law 565-80.
- (F) On the lands municipally known as 8-10 Alcorn Avenue in 1988, Section 12 (2) 266(d) of former City of Toronto By-law 438-86.
- (G) On these lands, former City of Toronto By-law 880-79.

(747) Exception R 747

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

- (A) On 21 SWANWICK AVE, City of Toronto by-law 827-08.

(748) Exception R 748

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

- (A) On the odd numbered addresses of 1 - 21 MULOCK AVE, former City of Toronto by-law 96-0362.

(749) Exception R 749

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 781 - 789 OSSINGTON AVE, former City of Toronto by-law 820-78 and former City of Toronto by-law 523-79.

(750) Exception R 750

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

- (A) On 117 DUVERNET AVE, former City of Toronto by-law 152-74;
- (B) On 520 KINGSTON RD, former City of Toronto by-law 266-89;
- (C) On or between the odd numbered addresses of 193 - 261 EASTWOOD RD, the even numbered addresses of 224 - 246 EASTWOOD RD, former City of Toronto by-law 267-76.
- (D) On or between the odd numbered addresses of 1 - 39 HEYWORTH CRES, the even numbered addresses of 2 - 28 HEYWORTH CRES, 43 HEYWORTH CRES, former City of Toronto by-law 441-80.
- (E) On 11 NEWBOLD AVE, former City of Toronto by-law 625-76;
- (F) On 106 EASTWOOD RD, the odd numbered addresses of 129 - 143 EDGEWOOD AVE, the even numbered addresses of 130 - 140 EDGEWOOD AVE, City of Toronto by-law 738-01.
- (G) On 520 KINGSTON RD, former City of Toronto by-law 899-88.

(751) Exception R 751

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

- (A) On 53 CAMPBELL AVE, former City of Toronto by-law 182-84.
- (B) On 2 ANTLER ST, former City of Toronto by-law 474-77.
- (C) On 5 ERNEST AVE, former City of Toronto by-law 500-81.

(752) Exception R 752

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

- (A) On 112 CURZON ST, 1467 DUNDAS ST E, former City of Toronto by-law 143-71;

- (C) On 7 JONES AVE, former City of Toronto by-law 263-84.
- (D) On 67 CURZON ST, the even numbered addresses of 162 - 172 LESLIE ST, former City of Toronto by-law 416-77.
- (E) On the even numbered addresses of 98A - 98H CURZON ST, former City of Toronto by-law 485-86.
- (F) On the odd numbered addresses of 41 - 49 CURZON ST, former City of Toronto by-law 569-77.
- (G) On 90 CURZON ST, the even numbered addresses of 98J - 98M CURZON ST, former City of Toronto by-law 582-89.
- (H) On the even numbered addresses of 60 - 70 CURZON ST, 97 JONES AVE, former City of Toronto by-law 94-0261.
- (I) On the even numbered addresses of 60 - 70 CURZON ST, 97 JONES AVE, former City of Toronto by-law 95-0627.

(753) Exception R 753

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

- (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, former City of Toronto by-law 105-78, .
- (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, former City of Toronto by-law 106-78.
- (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, former City of Toronto by-law 169-81.
- (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, former City of Toronto by-law 233-78.
- (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, former City of Toronto by-law 484-79.

(754) Exception R 754

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(755) Exception R 755

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(756) Exception R 756

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) On 439 SHERBOURNE ST, former City of Toronto by-law 183-84.

(B) On 467 SHERBOURNE ST, former City of Toronto by-law 21512.

(757) Exception R 757

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

(A) On these lands City of Toronto by-law 805-99.

(B) On these lands former City of Toronto by-law 96-0279.

(C) On these lands former City of Toronto By-law 880-79.

(758) Exception R 758

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

(A) On 66 RONCESVALLES AVE, City of Toronto by-law 866-00.

(759) Exception R 759

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 15 DELISLE AVE, former City of Toronto by-law 182-72;

(B) On 55 DELISLE AVE, City of Toronto by-law 184-99.

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

(D) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(E) Section 12(2) 263 of former City of Toronto By-law 438-86.

(F) Section 12(2) 267 of former City of Toronto By-law 438-86.

(G) On the lands municipally known as 70 DeLisle Avenue, Section 12 (2) 18 of former City of Toronto By-law 438-86.

(G) On 112 ST CLAIR AVE W, former City of Toronto by-law 379-67.

(H) On 70 DELISLE AVE, former City of Toronto by-law 419-67.

(I) On 33 DELISLE AVE, the even numbered addresses of 48 - 50 ST CLAIR AVE W, former City of Toronto by-law 541-93.

(J) On 15 DELISLE AVE, former City of Toronto by-law 765-85.

(760) Exception R 760

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

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

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(761) Exception R 761

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

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) On 1214 AVENUE RD, former City of Toronto by-law 95-0556.

(762) Exception R 762

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

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(763) Exception R 763

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

- (A) On 1541 DAVENPORT RD, former City of Toronto by-law 368-77.

(764) Exception R 764

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 441 - 471 JARVIS ST, 77 MAITLAND PL, former City of Toronto by-law 804-80.

(765) Exception R 765

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

- (A) On these lands City of Toronto by-law 805-99.
- (B) On these lands former City of Toronto by-law 96-0279.
- (C) On these lands former City of Toronto By-law 880-79.

(766) Exception R 766

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

- (A) On 436 PERTH AVE, former City of Toronto by-law 808-78.

(767) Exception R 767

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

- (A) On 500 DUPLEX AVE, former City of Toronto by-law 143-72.
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86
- (D) On 500 DUPLEX AVE, former City of Toronto by-law 184-69.

(768) Exception R 768

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

- (A) On 40 ORCHARD VIEW BLVD, former City of Toronto by-law 144-82.
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86

- (D) On 40 ORCHARD VIEW BLVD, former City of Toronto by-law 145-82.
- (E) On 40 ORCHARD VIEW BLVD, former City of Toronto by-law 191-73.
- (F) On 40 ORCHARD VIEW BLVD, former City of Toronto by-law 267-82.
- (G) On 20 GLEBE RD W, 40 ORCHARD VIEW BLVD, former City of Toronto by-law 391-81.

(769) Exception R 769

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

- (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, former City of Toronto by-law 162-84.
- (B) On these lands former City of Toronto by-law 535-80.
- (C) On these lands former City of Toronto by-law 704-79.
- (D) On these lands former City of Toronto by-law 844-79.

(770) Exception R 770

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

- (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, former City of Toronto by-law 182-90..
- (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, former City of Toronto by-law 43-90.
- (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, City of Toronto by-law 46-00.
- (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, former City of Toronto by-law 94-0428.
- (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, former City of Toronto by-law 96-0334.

(771) Exception R 771

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

- (A) On 28 BELLEFAIR AVE, former City of Toronto by-law 187-74;
- (B) On 97 LEE AVE, former City of Toronto by-law 306-79.
- (C) On 97 LEE AVE, former City of Toronto by-law 560-79.

(772) Exception R 772

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

- (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, former City of Toronto by-law 204-80.
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86
- (D) On the odd numbered addresses of 57 - 59 HILLSDALE AVE W, former City of Toronto by-law 392-78.

(773) Exception R 773

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

- (A) On 103 WEST LODGE AVE, former City of Toronto by-law 22037.
- (B) On 103 WEST LODGE AVE, former City of Toronto by-law 51-79.

(774) Exception R 774

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

- (A) On 30 EDITH DR, former City of Toronto by-law 22322.
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86

(775) Exception R 775

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

- (A) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 252-74.
- (B) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 301-75.
- (C) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 399-74.
- (D) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 453-75.

(776) Exception R 776

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

- (A) On 35 ORMSKIRK AVE, the odd numbered addresses of 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST, former City of Toronto by-law 464-67.
- (B) On 35 ORMSKIRK AVE, the odd numbered addresses of 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST, former City of Toronto by-law 52-70.
- (C) On 35 ORMSKIRK AVE, the odd numbered addresses of 45 - 65 SOUTHPORT ST, 60 SOUTHPORT ST, former City of Toronto by-law 76-69.

(777) Exception R 777

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 289 - 289G BARTLETT AVE, former City of Toronto by-law 278-87.

(778) Exception R 778

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

- (A) On or between the even numbered addresses of 2 - 22 BOLER ST, the even numbered addresses

of 10 - 20 SHIPMAN ST, the odd numbered addresses of 11 - 21 SHIPMAN ST, former City of Toronto by-law 283-69.

- (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, former City of Toronto by-law 317-70.
- (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, former City of Toronto by-law 347-77.

(779) Exception R 779

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

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(780) Exception R 780

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

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(781) Exception R 781

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

- (A) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, former City of Toronto by-law 172-81.
- (B) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, former City of Toronto by-law 839-80.

(782) Exception R 782

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

- (A) On 20 GOTHIC AVE, 100 QUEBEC AVE, 50 QUEBEC AVE, former City of Toronto by-law 337-75.
- (B) On 20 GOTHIC AVE, 100 QUEBEC AVE, 50 QUEBEC AVE, former City of Toronto by-law 352-75.

(783) Exception R 783

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

On the lands municipally known as 147 Brandon Avenue, by-law 488 -2006,as amended, of the city of Toronto shall prevail.

- (A) On 147 BRANDON AVE, City of Toronto by-law 488-06.

(784) Exception R 784

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

- (A) On these lands City of Toronto by-law 805-99.
- (B) On the even numbered addresses of 76 - 150 WOODBINE AVE, City of Toronto by-law 806-99.
- (C) On these lands former City of Toronto by-law 96-0279.
- (D) On these lands former City of Toronto By-law 880-79.

(785) Exception R 785

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

Site Specific Provisions:
(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands City of Toronto by-law 805-99.
- (B) On these lands former City of Toronto by-law 96-0279.
- (C) On these lands former City of Toronto By-law 880-79.

(786) Exception R 786

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 30 - 78 ALENTEJO ST, City of Toronto by-law 87-00 prevails.
- (B) On the addresses 1-32 ESTORIL TERR, 30-78 ALENTEJO ST, 8-30 BRAGA GDS, and 1-27 SAGRES CRES, and the odd numbered addresses of 81-115 TURNBERRY AVE, City of Toronto by-law 85-00 prevails.

(787) Exception R 787

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 40 and 42 WESTMORELAND AVE, City of Toronto by-law 872-04.

(788) Exception R 788

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 2 - 20 GROGAN MEWS, the even numbered addresses of 10 - 28 LIGHTBOURN AVE, City of Toronto by-law 927-03.

(789) Exception R 789

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

Site Specific Provisions:

- (A) On the lands municipally known as 15-21, 25-27 Alvin Avenue in 1985, an office is a permitted use, if:
 - (i) the use is restricted to the **basement** and the ground 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**. [TO:438-86; 12 (1) 127]

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(790) Exception R 790

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

Site Specific Provisions:

- (A) On the lands known as 49 Jackes Avenue in a **building** that existed on the **lot** on May 27, 1963, office is a permitted use, if:
 - (i) it is a medical office,
 - (ii) an office of a professional person,

- (iii) an office of a **non-profit organization**, or
- (iv) a business administration office. [TO:438-86; 12(1) 43]

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(795) Exception R 795

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 21-45 St. Clement's Avenue in 2004, Section 12(2) 337 of former City of Toronto By-law 438-86.
- (B) On 21 ST CLEMENTS AVE, former City of Toronto by-law 118-81;
- (C) permit offices on **lots**.
- (D) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86
- (F) On 21 ST CLEMENTS AVE, former City of Toronto by-law 551-90.
- (G) On 21 ST CLEMENTS AVE, former City of Toronto by-law 620-80.
- (H) the lands must comply with exception 900.2.10(7).

(796) Exception R 796

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

Site Specific Provisions:

- (A) **Townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (B) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, or townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (C) A **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (D) The use of the **lot** for **dwelling units** in a **triplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (E) A **triplex** or **apartment building** built after October 11, 1977 is permitted if it was the same **building** type as it existing on the **lot** on October 11, 1977 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) A **dwelling unit** is only permitted in a **detached house, a semi-detached house, or a duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On 19 CRAIGHURST AVE, 20 CRAIGHURST AVE, former City of Toronto by-law 310-83; and
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(797) Exception R 797

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

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (B) On 11 LAVINIA AVE, former City of Toronto by-law 323-80.

(798) Exception R 798

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

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (B) On the odd numbered addresses of 93 - 95 LAVINIA AVE, former City of Toronto by-law 560-90.

(799) Exception R 799

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

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On 2 BUDGELL TER, 2A BUDGELL TER, the even numbered addresses of 4 - 10 BUDGELL TER, former City of Toronto by-law 326-71.

(800) Exception R 800

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
(B) On the lands known municipally as 204 Christie Street and 2 Essex Street in 1992, Section 12(1) 296 of former City of Toronto By-law 438-86.
(C) On 255 CHRISTIE ST, City of Toronto by-law 630-06
(D) On 11 CHRISTIE ST, City of Toronto by-law 733-01.

(801) Exception R 801

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
(B) Section 12(5) (h) of former City of Toronto By-law 438-86.
(C) On 105 MAITLAND ST, former City of Toronto by-law 56-78.
(D) On 105 MAITLAND ST, former City of Toronto by-law 57-78.

(802) Exception R 802

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

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

(C) On 1117 GERRARD ST E, former City of Toronto by-law 640-91.

(803) Exception R 803

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

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

(C) On 30 LANSLOWNE AVE, City of Toronto by-law 113-02;

(D) On 62 BROCK AVE, City of Toronto by-law 115-02;

(E) On 58 BROCK AVE, former City of Toronto by-law 275-82;

(F) On 48 OHARA AVE, former City of Toronto by-law 513-79;

(G) On 27 BROCK AVE, 21 - 23 EARNBRIDGE ST, former City of Toronto by-law 97-0591; and

(H) On 26 Lansdowne Avenue, City of Toronto by-law 262-2005 and.

(I) On 26 LANSLOWNE AVE, City of Toronto by-law 262-05.

(J) On 26 LANSLOWNE AVE, City of Toronto by-law 414-05.

(K) On 58 BROCK AVE, City of Toronto by-law 567-82.

(804) Exception R 804

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

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

(C) On 142 ARGYLE ST, former City of Toronto by-law 437-75.

(805) Exception R 805

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

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

(C) On 2027 DAVENPORT RD, the odd numbered addresses of 2029 -2035 DAVENPORT RD, City of Toronto by-law 726-02.

(D) On the odd numbered addresses of 2019 -2025 DAVENPORT RD, 2027 DAVENPORT RD, the odd numbered addresses of 2029 -2035 DAVENPORT RD, former City of Toronto by-law 95-0289.

(806) Exception R 806

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

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

(C) On 1087 DUNDAS ST W, former City of Toronto by-law 145-75;

(D) On or between the even numbered addresses of 2A - 2C BEATRICE ST, the even numbered addresses of 982 - 984 DUNDAS ST W, City of Toronto by-law 569-00;

(E) On 1117 DUNDAS ST W, City of Toronto by-law 743-98.

(F) On 1087 DUNDAS ST W, former City of Toronto by-law 193-75.

(G) On 284 BATHURST ST, former City of Toronto by-law 411-67.

(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, former City of Toronto by-law 514-84.

(807) Exception R 807

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

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 15 PAPE AVE, former City of Toronto by-law 175-82;
- (D) On 502 EASTERN AVE, former City of Toronto by-law 211-91;
- (E) On or between the odd numbered addresses of 195 - 201 LOGAN AVE, former City of Toronto by-law 320-75;
- (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, former City of Toronto by-law 369-76;
- (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, former City of Toronto by-law 448-92.
- (H) On 43 PAPE AVE, former City of Toronto by-law 654-91;
- (I) On 1195 QUEEN ST E, City of Toronto by-law 695-00.
- (J) On 2 EMPIRE AVE, the even numbered addresses of 4 - 14 EMPIRE AVE, City of Toronto by-law 382-85.
- (K) On the odd numbered addresses of 7A - 15 MC GEE ST, City of Toronto by-law 699-04.

(808) Exception R 808

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 275 BROADVIEW AVE, 275A BROADVIEW AVE, former City of Toronto by-law 177-78;
- (D) On 444 LOGAN AVE, former City of Toronto by-law 22534;
- (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, former City of Toronto by-law 287-77.
- (F) On 179 BROADVIEW AVE, former City of Toronto by-law 448-88.
- (G) On the odd numbered addresses of 175 - 185 DE GRASSI ST, former City of Toronto by-law 585-90.
- (H) On the even numbered addresses of 56 - 56H WEST AVE, former City of Toronto by-law 705-82.
- (I) On 275 BROADVIEW AVE, 275A BROADVIEW AVE, former City of Toronto by-law 812-77.
- (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, former City of Toronto by-law 82-77.

(809) Exception R 809

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 1A BADGEROW AVE, the odd numbered addresses of 1B - 1F BADGEROW AVE, former City of Toronto by-law 22103.
- (D) On 126 PAPE AVE, former City of Toronto by-law 491-76.
- (E) On 86 JONES AVE, former City of Toronto by-law 562-91.

(810) Exception R 810

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

- (A) the lands must comply with exception 900.2.10(7).
- (C) On 1155 COLLEGE ST, 180 SHERIDAN AVE, former City of Toronto by-law 124-73.
- (D) On 1236 COLLEGE ST, former City of Toronto by-law 143-91;
- (E) On or between the odd numbered addresses of 651 - 661 DUFFERIN ST, former City of Toronto by-law 165-67;

- (F) On or between the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, former City of Toronto by-law 190-69.
- (F) On or between the odd numbered addresses of 1197 -1207 COLLEGE ST, former City of Toronto by-law 317-75;
- (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, former City of Toronto by-law 327-82.
- (H) On the odd numbered addresses of 919 -1005 DUFFERIN ST, the even numbered addresses of 420 - 492 GLADSTONE AVE, former City of Toronto by-law 62-67.
- (I) On the odd numbered addresses of 651 - 661 DUFFERIN ST, former City of Toronto by-law 88-67.

(811) Exception R 811

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

- (A) the lands must comply with exception 900.2.10(7).
- (B) On 151 TYNDALL AVE, City of Toronto by-law 1044-01;
- (D) On 65 SPENCER AVE, City of Toronto by-law 1045-01.
- (E) On 85 SPENCER AVE, former City of Toronto by-law 271-70;
- (F) On 8 TEMPLE AVE, City of Toronto by-law 518-06;
- (G) On or between the odd numbered addresses of 63 - 63A SPENCER AVE, City of Toronto by-law 717-02.
- (H) On 1251 KING ST W, former City of Toronto by-law 145-68.
- (I) On 1251 KING ST W, former City of Toronto by-law 256-68.
- (J) On 256 DUFFERIN ST, former City of Toronto by-law 330-93.
- (K) On 1251 KING ST W, former City of Toronto by-law 346-68.

(812) Exception R 812

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (B) Section 12(2) 70 of former City of Toronto By-law 438-86.
- (C) On 119 DOWLING AVE, City of Toronto by-law 108-03; and
- (D) On 1554 King Street West, City of Toronto by-law 257-2005; and
- (E) On 1512 King Street West, City of Toronto by-law 872-2005;
- (F) On the lands municipally known as 1518 King Street West, City of Toronto by-law 873-2005; and
- (G) On the lands municipally known as 1510 King Street West, City of Toronto by-law 882-2007(OMB).
- (H) On 1544 King Street West, by-law 770-2006;
- (I) On 1554 KING ST W, City of Toronto by-law 257-05.
- (J) On 1447 KING ST W, former City of Toronto by-law 550-83.
- (K) On 1512 KING ST W, City of Toronto by-law 872-05.
- (L) On 1518 KING ST W, City of Toronto by-law 873-05.
- (M) On 1510 KING ST W, City of Toronto by-law 882-07.

(813) Exception R 813

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

- (A) the lands must comply with exception 900.2.10(7).
- (E) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86

(814) Exception R 814

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

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

(E) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(F) On the odd numbered addresses of 423 - 425 AVENUE RD, former City of Toronto by-law 92-71.

(815) Exception R 815

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(1) 461 of former City of Toronto By-law 438-86.

(C) On these lands municipally known as 2263 and 2265 Gerrard Street East, City of Toronto by-law 677-2005.

(E) On 2261 GERRARD ST E, City of Toronto by-law 201-04.

(F) On the odd numbered addresses of 2263 -2265 GERRARD ST E, City of Toronto by-law 677-05.

(816) Exception R 816

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(D) On the lands municipally known as 736 and 738 Kingston Road, City of Toronto by-law 805-2007;

(E) On 716 KINGSTON RD, former City of Toronto by-law 472-91.

(F) On the even numbered addresses of 720A - 724H KINGSTON RD, City of Toronto by-law 743-99.

(G) On 736 KINGSTON RD, City of Toronto by-law 805-07.

(817) Exception R 817

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

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

(E) On 33 COATSWORTH CRES, former City of Toronto by-law 657-86.

(F) On the odd numbered addresses of 7 - 11 COATSWORTH CRES, former City of Toronto by-law 658-86.

(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, former City of Toronto by-law 97-0150.

(819) Exception R 819

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

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

(E) On 120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST, City of Toronto by-law 866-04.

(820) Exception R 820

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

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

(E) On 120 PERTH AVE, former City of Toronto by-law 90-85.

(821) Exception R 821

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

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

(C) On 6 ELM GROVE AVE, City of Toronto by-law 207-03;

(D) On 2 ELM GROVE AVE, City of Toronto by-law 475-2010 as amended;

(E) On the odd numbered addresses of 1339 -1355 KING ST W, former City of Toronto by-law 156-74.

(F) On 1311 KING ST W, former City of Toronto by-law 27-84.

(G) On 1244 KING ST W, former City of Toronto by-law 385-85.

(H) On 1313 KING ST W, former City of Toronto by-law 403-88.

(I) On 1302 KING ST W, City of Toronto by-law 554-01.

(J) On 1363 KING ST W, City of Toronto by-law 716-02.

(822) Exception R 822

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

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

(C) On these lands, former City of Toronto by-law 182-90.

(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, former City of Toronto by-law 43-90.

(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, former City of Toronto by-law 94-0428.

(823) Exception R 823

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 70 of former City of Toronto By-law 438-86.

(C) On 22 CLOSE AVE, former City of Toronto by-law 18-70.

(D) On 22 CLOSE AVE, former City of Toronto by-law 227-69.

(824) Exception R 824

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

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

(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, former City of Toronto by-law 813-87.

(D) On or between the odd numbered addresses of 537 - 551 DAVENPORT RD, the even numbered addresses of 200 - 248 WALMER RD, former City of Toronto by-law 814-87.

(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, former City of Toronto by-law 553-83.

- (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, former City of Toronto by-law 730-84.

(825) Exception R 825

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(7).
- (E) On the lands municipally known as 265 Russell Hill Road and 82 Warren Road, Section 12(1) 27 of former City of Toronto By-law 438-86.
- (F) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (G) Section 12(1) 26 of former City of Toronto By-law 438-86.
- (H) Section 12(1) 45 of former City of Toronto By-law 438-86.
- (I) On 183 ST CLAIR AVE W, former City of Toronto by-law 875-87.

(826) Exception R 826

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(7).
- (E) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (F) Section 12(1) 26 of former City of Toronto By-law 438-86.
- (G) Section 12(1) 45 of former City of Toronto By-law 438-86.

(827) Exception R 827

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

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]

Prevailing By-laws and Prevailing Sections:

- (C) the lands must comply with exception 900.2.10(7).
- (E) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, former City of Toronto by-law 162-67;
- (F) On or between the odd numbered addresses of 413 - 423 WALMER RD, former City of Toronto by-law 318-70.
- (G) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (H) Section 12(1) 26 of former City of Toronto By-law 438-86.
- (I) Section 12(1) 45 of former City of Toronto By-law 438-86.
- (J) On the odd numbered addresses of 413 - 423 WALMER RD, former City of Toronto by-law 455-87.

(828) Exception R 828

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (B) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (C) On 114 SHUTER ST, 118 SHUTER ST, former City of Toronto by-law 382-78.
- (D) On 114 SHUTER ST, 118 SHUTER ST, former City of Toronto by-law 383-78.

(829) Exception R 829

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (B) the lands must comply with exception 900.2.10(7).
- (E) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, former City of Toronto by-law 235-83.
- (F) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, former City of Toronto by-law 407-77.
- (G) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, former City of Toronto by-law 611-78.
- (H) On 23 PEMBROKE ST, former City of Toronto by-law 612-78.

(830) Exception R 830

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lands must comply with exception 900.2.10(7).
- (E) an office is a permitted use.
- (F) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(831) Exception R 831

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (D) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86

(832) Exception R 832

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.
- (B) On 6A GREENLAW AVE, former City of Toronto by-law 165-93.

(833) Exception R 833

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue 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 metres 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 59.0 metres south of Heath Street West, the minimum **rear yard setback** is 15.0 metres. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

- (E) the lands must comply with exception 900.2.10(7).
- (G) On the lands municipally known as 609 Avenue Road, City of Toronto by-law 1428-2007(OMB);
- (H) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (I) On 609 AVENUE RD, City of Toronto by-law 1428-07.
- (J) On 619 AVENUE RD, former City of Toronto by-law 379-68.

(834) Exception R 834

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 108, 110, 112, 114, 116 and 118 Beverley Street in 1984, Section 12(1) 176 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 116 of former City of Toronto By-law 438-86.
- (D) the lands must comply with exception 900.2.10(4).
- (E) On or between the odd numbered addresses of 69 - 69E GRANGE AVE, former City of Toronto by-law 262-89.
- (F) Section 12(1) 233 of former City of Toronto By-law 438-86.
- (G) On 190 JOHN ST, former City of Toronto by-law 633-82.
- (H) On 76 GRANGE AVE, 15 LARCH ST, former City of Toronto by-law 646-87.
- (I) On 76 GRANGE AVE, 15 LARCH ST, former City of Toronto by-law 659-89.

(835) Exception R 835

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86.
- (B) On the lands municipally known as 136 Beverley Street in 1988, Section 12(2) 77 of former City of Toronto By-law 438-86.
- (C) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (D) On or between the even numbered addresses of 40 - 42 BALDWIN ST, the odd numbered addresses of 181 - 201A BEVERLEY ST, the odd numbered addresses of 201° - 203 BEVERLEY ST, the odd numbered addresses of 9 - 15 CECIL ST, former City of Toronto by-law 310-74; and
- (E) Section 12 (2) 256 of former City of Toronto By-law 438-86.
- (F) Section 12(1) 233 of former City of Toronto By-law 438-86.
- (G) On 206 BEVERLEY ST, former City of Toronto by-law 20-72.
- (H) 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, former City of Toronto by-law 342-74.
- (I) 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, former City of Toronto by-law 38-75.
- (J) On 6 HENRY ST, former City of Toronto by-law 42-76.
- (K) On 38 CECIL ST, former City of Toronto by-law 699-82.
- (L) On the even numbered addresses of 30 - 36 D ARCY ST, ormer City of Toronto by-law 82-93.
- (M) On 125 HURON ST, former City of Toronto by-law 9420.

(836) Exception R 836

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lands must comply with exception 900.2.10(4)
- (D) Section 12(1) 233 of former City of Toronto By-law 438-86.

(837) Exception R 837

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is 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**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (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) the lands must comply with exception 900.2.10(4)
- (D) Section 12(1) 233 of former City of Toronto By-law 438-86.

(838) Exception R 838

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the maximum permitted **gross floor area** of a **residential building** or **structure** may not exceed a floor space index of 1.5, unless 25% of the **dwelling units** on the **lot** are assisting housing units, in which case the maximum **gross floor area** may exceed the floor space index of 1.5. [TO: 438-86; 12 (2) 92]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86.
(C) the lands must comply with exception 900.2.10(4)
(E) Section 12(1) 233 of former City of Toronto By-law 438-86.
(F) On 50 STEPHANIE ST, former City of Toronto by-law 22752.

(839) Exception R 839

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 29, 31, 33, 35, 37, 39, 41, 43, and 45 Alvin Avenue in 1985, an office is a permitted use, if:
- (i) the use is restricted to the **basement** and the ground 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**. [TO: 438-86; 12 (1) 127]

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) On 39 ALVIN AVE, former City of Toronto by-law 111-75;
(D) On 37 ALVIN AVE, former City of Toronto by-law 112-75;
(E) On 35 ALVIN AVE, former City of Toronto by-law 113-75;
(F) On 33 ALVIN AVE, former City of Toronto by-law 114-75;
(G) On 43 ALVIN AVE, former City of Toronto by-law 52-79;
(H) On 41 ALVIN AVE, former City of Toronto by-law 558-86.
(I) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(840) Exception R 840

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
(B) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (C) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.
- (G) On 349 ONTARIO ST, former City of Toronto by-law 237-69.
(H) On 349 ONTARIO ST, former City of Toronto by-law 287-69.

(841) Exception R 841

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West; and
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Avenue West. [TO: 438-86; 12 (2) 10]
- (C) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (F) On 468 AVENUE RD, City of Toronto by-law 1103-06.
- (G) Section 12(1) 2 of former City of Toronto By-law 438-86.

(842) Exception R 842

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (D) permits offices.
- (E) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86
- (G) On 808 MOUNT PLEASANT RD, former City of Toronto by-law 389-83.

(843) Exception R 843

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 42 to 62 Shaftsbury Avenue in 1959, an office is a permitted use if it is located in a **building** that existed on the **lot** on June 29, 1959. [TO: 438-86; 12(1) 21]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(844) Exception R 844

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 22 of former City of Toronto By-law 438-86.
- (B) the lands must comply with exception 900.2.10(7).
- (C) an office is a permitted use.
- (D) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86

(845) Exception R 845

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 561 Avenue Road in 1959, a dining room and kitchen facility in conjunction with an **apartment building** that existed on the **lot** in 1959 is a permitted use, if:
 - (i) the dining room and kitchen facility are located within the north-west portion of the first **storey** of

- the **apartment building**;
 - (ii) the dining room and kitchen facility is completely contained within the **apartment building** with no direct access to the **street**;
 - (iii) the dining room has an **interior floor area** that does not exceed 52 square metres;
 - (iv) no signage or notice of the dining room is displayed on the exterior of the **apartment building**; and
 - (v) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the dining room and the spaces are clearly so designated. [TO: 438-86; 12 (1) 23]
- (B) On a **lot** along both sides of Avenue 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 metres 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 59.0 metres south of Heath Street West, the minimum **rear yard setback** is 15.0 metres. [TO: 438-86; 12 (2) 7]
 - (F) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(846) Exception R 846

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres. [TO: 438-86; 12(2) 115]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (C) On 34 OXFORD ST, former City of Toronto by-law 566-76.
- (D) On 34 OXFORD ST, former City of Toronto by-law 567-76.

(847) Exception R 847

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres. [TO: 438-86; 12(2) 115]

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4).
- (F) On or between the even numbered addresses of 112 - 114 NASSAU ST, former City of Toronto by-law 20-68;
- (G) On 55 LEONARD AVE, former City of Toronto by-law 21004;
- (H) On or between the even numbered addresses of 96 - 108 NASSAU ST, former City of Toronto by-law 21279.
- (I) On 69 WALES AVE, former City of Toronto by-law 360-79.
- (J) Section 12(2) 240 of former City of Toronto By-law 438-86.
- (K) Section 12(2) 56 of former City of Toronto By-law 438-86.
- (L) On 69 WALES AVE, former City of Toronto by-law 590-79.

(848) Exception R 848

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.
(B) On 161R BRUNSWICK AVE, 129 HARBORD ST, former City of Toronto by-law 287-93.
(C) On 620 SPADINA AVE, former City of Toronto by-law 660-78.
(D) On 620 SPADINA AVE, former City of Toronto by-law 661-78.

(849) Exception R 849

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.
(B) On these lands former City of Toronto by-law 39-80.
(C) On these lands former City of Toronto by-law 49-90.
(D) On these lands former City of Toronto by-law 531-78.
(E) On these lands former City of Toronto by-law 532-78.
(F) On these lands former City of Toronto by-law 533-78.
(G) On these lands former City of Toronto by-law 546-83.
(H) On these lands former City of Toronto by-law 547-83.
(I) On these lands former City of Toronto by-law 59-82.
(J) On these lands former City of Toronto by-law 696-81.

(850) Exception R 850

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.;
- (B) 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, former City of Toronto by-law 204-79.
- (C) 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, former City of Toronto by-law 284-72.

- (D) On these lands former City of Toronto by-law 39-80.
- (E) On these lands former City of Toronto by-law 49-90.
- (F) On these lands former City of Toronto by-law 531-78.
- (G) On these lands former City of Toronto by-law 532-78.
- (H) On these lands former City of Toronto by-law 533-78.
- (I) On these lands former City of Toronto by-law 546-83.
- (J) On these lands former City of Toronto by-law 547-83.
- (K) On these lands former City of Toronto by-law 59-82.
- (L) On these lands former City of Toronto by-law 696-81.
- (M) On 427 SHUTER ST, 447 SHUTER ST, 467 SHUTER ST, 90 SUMACH ST, former City of Toronto by-law 94-0446.
- (N) On 465 DUNDAS ST E, former City of Toronto by-law 97-0105.

(851) Exception R 851

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4); and

Prevailing By-laws and Prevailing Sections:

- (A) On 125 WINCHESTER ST, former City of Toronto by-law 109-75;
- (B) On 390 WELLESLEY ST E, former City of Toronto by-law 133-76;
- (C) On or between the even numbered addresses of 32 - 34A AMELIA ST, the even numbered addresses of 36 - 40 AMELIA ST, former City of Toronto by-law 154-90.
- (D) On 255 CARLTON ST, 14 SPRUCE ST, former City of Toronto by-law 228-80.
- (E) On or between the odd numbered addresses of 303 - 303R CARLTON ST, City of Toronto by-law 232-88.
- (F) On 125 one half WINCHESTER ST, former City of Toronto by-law 110-75.
- (G) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, former City of Toronto by-law 172-81.
- (H) On 430 GERRARD ST E, former City of Toronto by-law 326-67.
- (I) On 255 CARLTON ST, 14 SPRUCE ST, former City of Toronto by-law 377-74.
- (J) On the even numbered addresses of 42 - 48 AMELIA ST, former City of Toronto by-law 419-75.
- (K) On 390 WELLESLEY ST E, former City of Toronto by-law 582-75.
- (L) On 388 WELLESLEY ST E, former City of Toronto by-law 583-75.
- (M) On 255 CARLTON ST, 14 SPRUCE ST, former City of Toronto by-law 58-75.
- (N) On 255 CARLTON ST, 14 SPRUCE ST, former City of Toronto by-law 776-84.
- (O) On 16R ST JAMES CRT, the even numbered addresses of 6 - 16 ST JAMES CRT, former City of Toronto by-law 839-80.

(852) Exception R 852

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(E) On 666 SPADINA AVE, former City of Toronto by-law 20-69.

(F) On 704 SPADINA AVE, former City of Toronto by-law 841-80.

(853) Exception R 853

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(E) On 77 RYERSON AVE, former City of Toronto by-law 163-71;

(F) On 165 GRANGE AVE, former City of Toronto by-law 164-71;

(G) On 91 AUGUSTA AVE, former City of Toronto by-law 60-67;

(H) On 20 VANAULEY ST, former City of Toronto by-law 680-83.

(I) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(854) Exception R 854

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(B) the lands must comply with exception 900.2.10(4)

(E) On 11 SULLIVAN ST, former City of Toronto by-law 100-80.

(F) On 11 SULLIVAN ST, former City of Toronto by-law 768-80.

(G) On 11 SULLIVAN ST, former City of Toronto by-law 769-80.

(H) On 11 SULLIVAN ST, former City of Toronto by-law 837-80.

(855) Exception R 855

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(E) On these lands, former City of Toronto by-law 116-82.

(F) On these lands former City of Toronto by-law 145-83.

(G) On these lands former City of Toronto by-law 24-77.

(H) On these lands former City of Toronto by-law 373-79.

(I) On these lands former City of Toronto by-law 391-78.

(J) On these lands former City of Toronto by-law 478-78.

(K) On these lands former City of Toronto by-law 514-86.

(L) On these lands former City of Toronto by-law 515-76.

(M) On these lands former City of Toronto by-law 576-76.

(N) On these lands former City of Toronto by-law 614-77.

(O) On these lands former City of Toronto by-law 615-79.

(P) On these lands former City of Toronto by-law 61-80.

(Q) On these lands former City of Toronto by-law 664-78.

(R) On these lands former City of Toronto by-law 677-76.

(S) On these lands former City of Toronto by-law 812-78.

(T) On these lands former City of Toronto by-law 879-80.

(U) On these lands former City of Toronto by-law 884-79.

(856) Exception R 856

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (E) On or between the even numbered addresses of 76 - 100 DAVENPORT RD, 3 MC ALPINE ST, City of Toronto by-law 1331-08;
- (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, former City of Toronto by-law 96-0118.

(857) Exception R 857

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (E) On these lands former City of Toronto by-law 39-80.
- (F) On these lands former City of Toronto by-law 49-90.
- (G) On these lands former City of Toronto by-law 531-78.
- (H) On these lands former City of Toronto by-law 532-78.
- (I) On these lands former City of Toronto by-law 533-78.
- (J) On these lands former City of Toronto by-law 546-83.
- (K) On these lands former City of Toronto by-law 547-83.
- (L) On these lands former City of Toronto by-law 59-82.
- (M) On these lands former City of Toronto by-law 696-81.

(858) Exception R 858

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (E) On these lands former City of Toronto by-law 39-80.
- (F) On these lands former City of Toronto by-law 49-90.
- (G) On these lands former City of Toronto by-law 531-78.
- (H) On these lands former City of Toronto by-law 532-78.
- (I) On these lands former City of Toronto by-law 533-78.
- (J) On these lands former City of Toronto by-law 546-83.
- (K) On these lands former City of Toronto by-law 547-83.
- (L) On these lands former City of Toronto by-law 59-82.
- (M) On these lands former City of Toronto by-law 696-81.
- (N) On 427 SHUTER ST, 447 SHUTER ST, 467 SHUTER ST, 90 SUMACH ST, City of Toronto by-law 94-0446.

(859) Exception R 859

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)

(E) On 25 BLEECKER ST, the even numbered addresses of 188 - 190 CARLTON ST, former City of Toronto by-law 514-93.

(860) Exception R 860

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) On 116 HAZELTON AVE and 41 HAZELTON AVE, former City of Toronto by-law 18442;
- (B) 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, former City of Toronto by-law 192-69.
- (C) Section 12(2) 322 of former City of Toronto By-law 438-86.
- (D) On 116 HAZELTON AVE, former City of Toronto by-law 17544.
- (E) On 116 HAZELTON AVE, former City of Toronto by-law 17609.
- (F) On 116 HAZELTON AVE, former City of Toronto by-law 17863.
- (G) On 116 HAZELTON AVE, former City of Toronto by-law 18278.
- (H) On 116 HAZELTON AVE, former City of Toronto by-law 19062.
- (I) On 116 HAZELTON AVE, former City of Toronto by-law 19228.
- (J) On 116 HAZELTON AVE, former City of Toronto by-law 19291.
- (K) On 116 HAZELTON AVE, former City of Toronto by-law 19345.
- (L) On 116 HAZELTON AVE, former City of Toronto by-law 20994.
- (M) On 116 HAZELTON AVE, former City of Toronto by-law 21298.
- (N) On 116 HAZELTON AVE, former City of Toronto by-law 21963.
- (O) On 9 WEBSTER AVE, former City of Toronto by-law 22-75.
- (P) On 116 HAZELTON AVE, former City of Toronto by-law 22906.
- (Q) On the odd numbered addresses of 11 - 13 NEW ST, 15 NEW ST, former City of Toronto by-law 63-76.
- (R) On 115 HAZELTON AVE, former City of Toronto by-law 941-79.

(861) Exception R 861

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(E) On 50 HILLSBORO AVE, former City of Toronto by-law 22405;

(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, former City of Toronto by-law 479-75.

(862) Exception R 862

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(E) On 104 TRINITY ST, City of Toronto by-law 346-04;

(F) On 98 TRINITY ST, former City of Toronto by-law 803-84.

(G) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(863) Exception R 863

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (B) On 32 PARK RD, former City of Toronto by-law 208-82.
- (C) On 66 COLLIER ST, former City of Toronto by-law 241-72.
- (D) On 66 COLLIER ST, former City of Toronto by-law 313-71.
- (E) On 32 PARK RD, former City of Toronto by-law 560-77.

(864) Exception R 864

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (B) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, former City of Toronto by-law 407-77.
- (C) On 17 PEMBROKE ST, 23 PEMBROKE ST, 200 SHERBOURNE ST, 218 SHERBOURNE ST, former City of Toronto by-law 611-78.
- (D) On 17 PEMBROKE ST, former City of Toronto by-law 70-78.

(865) Exception R 865

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4).
- (B) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (C) a **building** or **structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.
- (F) On 280 SHERBOURNE ST, former City of Toronto by-law 206-76;
- (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, former City of Toronto by-law 21115.
- (H) On 266 SHERBOURNE ST, former City of Toronto by-law 237-70;
- (I) On 291 GEORGE ST, former City of Toronto by-law 255-85.
- (J) On 280 SHERBOURNE ST, former City of Toronto by-law 389-76.
- (K) On 280 SHERBOURNE ST, former City of Toronto by-law 422-76.
- (L) On 169 GERRARD ST E, former City of Toronto by-law 65-86.

(866) Exception R 866

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (E) On these lands, former City of Toronto by-law 116-82.
- (F) On these lands former City of Toronto by-law 145-83.

- (G) On these lands former City of Toronto by-law 24-77.
- (H) On these lands former City of Toronto by-law 373-79.
- (I) On these lands former City of Toronto by-law 391-78.
- (J) On these lands former City of Toronto by-law 478-78.
- (K) On these lands former City of Toronto by-law 514-86.
- (L) On these lands former City of Toronto by-law 515-76.
- (M) On these lands former City of Toronto by-law 576-76.
- (N) On 3 BERKELEY ST, former City of Toronto by-law 606-87.
- (O) On these lands former City of Toronto by-law 614-77.
- (P) On these lands former City of Toronto by-law 615-79.
- (Q) On these lands former City of Toronto by-law 61-80.
- (R) On 3 BERKELEY ST, former City of Toronto by-law 65-90.
- (S) On these lands former City of Toronto by-law 664-78.
- (T) On these lands former City of Toronto by-law 677-76.
- (U) On these lands former City of Toronto by-law 812-78.
- (V) On these lands former City of Toronto by-law 879-80.
- (W) On these lands former City of Toronto by-law 884-79.
- (X) On these lands former City of Toronto by-law 889-78.
- (Y) On these lands former City of Toronto by-law 92-85.

(867) Exception R 867

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (E) On these lands, former City of Toronto by-law 116-82.
- (F) On these lands former City of Toronto by-law 145-83.
- (G) On these lands former City of Toronto by-law 24-77.
- (H) On these lands former City of Toronto by-law 373-79.
- (I) On these lands former City of Toronto by-law 391-78.
- (J) On these lands former City of Toronto by-law 478-78.
- (K) On these lands former City of Toronto by-law 514-86.
- (L) On these lands former City of Toronto by-law 515-76.
- (M) On these lands former City of Toronto by-law 576-76.
- (N) On these lands former City of Toronto by-law 614-77.
- (O) On these lands former City of Toronto by-law 615-79.
- (P) On these lands former City of Toronto by-law 61-80.
- (Q) On these lands former City of Toronto by-law 664-78.
- (R) On these lands former City of Toronto by-law 677-76.
- (S) On these lands former City of Toronto by-law 812-78.
- (T) On these lands former City of Toronto by-law 879-80.
- (U) On these lands former City of Toronto by-law 884-79.
- (V) On these lands former City of Toronto by-law 889-78.
- (W) On these lands former City of Toronto by-law 92-85.

(868) Exception R 868

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 287 of former City of Toronto By-law 438-86.
- (C) On the even numbered addresses of 158 - 160 STRACHAN AVE, former City of Toronto by-law

417-76.

(869) Exception R 869

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 287 of former City of Toronto By-law 438-86.
- (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, former City of Toronto by-law 21026.
- (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, former City of Toronto by-law 489-84.
- (I) On 788 ADELAIDE ST W, former City of Toronto by-law 560-87.
- (J) On the even numbered addresses of 618 - 654 ADELAIDE ST W, the odd numbered addresses of 109 - 123 TECUMSETH ST, former City of Toronto by-law 583-80.
- (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, former City of Toronto by-law 586-80.
- (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, former City of Toronto by-law 587-80.
- (M) On 241 NIAGARA ST, former City of Toronto by-law 590-91.
- (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, former City of Toronto by-law 690-79.

(870) Exception R 870

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 287 of former City of Toronto By-law 438-86.
- (G) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 252-74.
- (H) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 301-75.
- (I) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 399-74.
- (J) On 831 RICHMOND ST W, the odd numbered addresses of 71 - 99 STAFFORD ST, the even numbered addresses of 70 - 98 STANLEY TER, former City of Toronto by-law 453-75.

(871) Exception R 871

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) 582 Sherbourne Street Regarding By-laws 35-76 and 430-76 - Section 12:(5) f, of former City of Toronto By-law 438-86
- (H) On 123 ISABELLA ST, former City of Toronto by-law 384-70.
- (I) On the even numbered addresses of 164 - 166 ISABELLA ST, former City of Toronto by-law 395-87.
- (J) On 38 EARL ST, being former City of Toronto by-law 408-81.
- (K) On 28 LINDEN ST, former City of Toronto by-law 436-77.
- (L) On 5 SELBY ST, former City of Toronto by-law 516-87.

(872) Exception R 872

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (B) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (C) On or between the even numbered addresses of 8 - 12 ST JOSEPH ST, former City of Toronto by-law 328-88.
- (D) On 11 IRWIN AVE, former City of Toronto by-law 551-77.
- (E) On 14 ST JOSEPH ST, former City of Toronto by-law 616-77.
- (F) On 14 ST JOSEPH ST, former City of Toronto by-law 617-77.
- (G) On the even numbered addresses of 12 - 14 IRWIN AVE, former City of Toronto by-law 733-79.
- (H) On 8 IRWIN AVE, City of Toronto by-law 809-88.
- (I) On 13 IRWIN AVE, the odd numbered addresses of 17 - 19 IRWIN AVE, former City of Toronto by-law 810-88.

(873) Exception R 873

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (B) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (C) On 159 BLEECKER ST, former City of Toronto by-law 377-77.
- (D) On 159 BLEECKER ST, former City of Toronto by-law 378-77.

(874) Exception R 874

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4).
- (B) On a **lot**, a **tourist home** is a permitted use;
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principal **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (B) On 561 CHURCH ST, the odd numbered addresses of 577 - 585 CHURCH ST, the even numbered addresses of 86 - 96 GLOUCESTER ST, 79 ISABELLA ST, former City of Toronto by-law 28-76;
- (C) On 561 CHURCH ST, former City of Toronto by-law 26-76.

- (D) On the even numbered addresses of 90 - 92 ISABELLA ST, former City of Toronto by-law 362-78.
- (E) On the even numbered addresses of 90 - 92 ISABELLA ST, former City of Toronto by-law 363-78;
- (F) On 36 DUNDONALD ST, former City of Toronto by-law 363-80;
- (G) On 19 DUNDONALD ST, former City of Toronto by-law 532-83;
- (H) On the odd numbered addresses of 99 - 103 CHARLES ST E, 568 JARVIS ST City of Toronto by-law 577-09;
- (I) On 77 CHARLES ST E., former City of Toronto by-law 580-89;
- (J) On 71 CHARLES ST E, 589 CHURCH ST, 72 ISABELLA ST, former City of Toronto by-laws 506-77 and 507-77.

(875) Exception R 875

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 26 ALEXANDER ST, former City of Toronto by-law 22303;
- (H) On 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, former City of Toronto by-law 277-85.
- (I) Section 12 (2) 208 of former City of Toronto By-law 438-86.
- (J) On 26 ALEXANDER ST, former City of Toronto by-law 35-74.
- (K) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, former City of Toronto by-law 511-82.

(876) Exception R 876

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 556 SHERBOURNE ST, former City of Toronto by-law 261-68.

(877) Exception R 877

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 172 CARLTON ST, former City of Toronto by-law 334-81.

(878) Exception R 878

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 56 WELLESLEY ST E, former City of Toronto by-law 443-84.

(879) Exception R 879

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (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, ormer City of Toronto by-law 494-77.
- (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, former City of Toronto by-law 525-82.
- (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, former City of Toronto by-law 572-77.
- (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, former City of Toronto by-law 657-76.
- (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, former City of Toronto by-law 678-79.
- (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, former City of Toronto by-law 689-80.
- (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, City of Toronto by-law 740-04.

(880) Exception R 880

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 15 DUNDONALD ST, former City of Toronto by-law 22654.
- (H) On 22 WELLESLEY ST E, City of Toronto by-law 454-03.

(881) Exception R 881

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 54 ABERDEEN AVE, former City of Toronto by-law 234-69.
- (H) On 253 WELLESLEY ST E, former City of Toronto by-law 326-87.

(882) Exception R 882

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(G) On 30 GLOUCESTER ST, 33 ISABELLA ST, former City of Toronto by-law 188-68.

(H) On 30 GLOUCESTER ST, 33 ISABELLA ST, former City of Toronto by-law 310-69.

(883) Exception R 883

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 40 ALEXANDER ST, 70 ALEXANDER ST, former City of Toronto by-law 21950.
- (H) On 40 ALEXANDER ST, 70 ALEXANDER ST, former City of Toronto by-law 537-93.

(884) Exception R 884

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 20 ST JOSEPH ST, former City of Toronto by-law 275-84.
- (H) On 20 ST JOSEPH ST, former City of Toronto by-law 31-84.
- (I) On 22 ST JOSEPH ST, former City of Toronto by-law 464-85.
- (J) On 1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST, former City of Toronto by-law 742-85.

(885) Exception R 885

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (G) On 1055 BAY ST, 5 INKERMAN ST, 44 IRWIN AVE, former City of Toronto by-law 329-85.
- (H) On 5 INKERMAN ST, 44 IRWIN AVE, former City of Toronto by-law 693-78.

(886) Exception R 886

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4).
- (B) 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;
- (C) If a **lot** is located in a commercial-residential zone category:
 - (i) Despite 40.10.40.70, the minimum **building setback** from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the **building 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (B) Section 12(5) (h) of former City of Toronto By-law 438-86.;
- (C) On the odd numbered addresses of 25 - 27B WELLESLEY ST E, former City of Toronto by-law 758-78.

(887) Exception R 887

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (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, former City of Toronto by-law 21280.

(888) Exception R 888

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
 - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
 - (ii) the **building lot coverage** does not exceed 50%;
 - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
 - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres;
 - (v) parking for an **apartment building** will be provided at a rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (B) the lands must comply with exception 900.2.10(4)
- (C) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (I) On 240 WELLESLEY ST E, former City of Toronto by-law 22947.
- (J) On 240 WELLESLEY ST E, former City of Toronto by-law 23087.
- (K) On 275 BLEECKER ST, former City of Toronto by-law 478-91.

(889) Exception R 889

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 256 of former City of Toronto By-law 438-86.; and
- (C) Section 12(1) 233 of former City of Toronto By-law 438-86.

(890) Exception R 890

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the main pedestrian entrance access to any non-residential use must be from King Street West. [TO: 438-86; 12(2) 169]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86.
(D) the lands must comply with exception 900.2.10(7).
(H) Section 12: (1) 288 of By-law 438-86,
(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, former City of Toronto by-law 694-86.
(J) On 25 MASSEY ST, former City of Toronto by-law 96-0513.
(K) On these lands former City of Toronto by-law 97-0521.

(891) Exception R 891

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
(B) Section 12(5) (h) of former City of Toronto By-law 438-86.;
(C) On 142 PEARS AVE, former City of Toronto by-law 276-77.
(D) On 250 DAVENPORT RD, former City of Toronto by-law 22637.
(E) On 250 DAVENPORT RD, former City of Toronto by-law 22904.
(F) On 250 DAVENPORT RD, former City of Toronto by-law 23047.
(G) On 142 PEARS AVE, former City of Toronto by-law 277-77.
(H) On 250 DAVENPORT RD, former City of Toronto by-law 66-74.

(892) Exception R 892

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, former City of Toronto by-law 191-72.
(D) On the odd numbered addresses of 121 - 123 MARLBOROUGH AVE, former City of Toronto by-law 379-73.
(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, former City of Toronto by-law 96-0334.

(893) Exception R 893

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 861 Avenue Road in 1992, a **vehicle fuel station** is a permitted use. [TO: 438-86; 12 (1) 314]

- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 271 of former City of Toronto By-law 438-86.
- (C) On the lands municipally known as 653 Eglinton Avenue West in 1982 and 1989, Section 12(1) 324 of former City of Toronto By-law 438-86.
- (D) On 45 GARDINER RD and 800 SPADINA RD, Section 12:(2) 271 former City of Toronto of By-law 438-86
- (E) On 800 SPADINA RD, former City of Toronto by-law 258-89.
- (F) On 800 SPADINA RD, former City of Toronto by-law 507-82.

(894) Exception R 894

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (C) On 19 LOWER VILLAGE GT, the even numbered addresses of 18 - 20 LOWER VILLAGE GT, 15 RELMAR GDNS, former City of Toronto by-law 330-82.

(895) Exception R 895

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 364 of former City of Toronto By-law 438-86.
- (B) On or between the odd numbered addresses of 5 -29 TRENT AVE, City of Toronto by-law 1106-01.
- (C) On the odd numbered addresses of 3 - 11 ICE CREAM LANE, the even numbered addresses of 2 - 12 ICE CREAM LANE, 1 TRENT AVE, 1A TRENT AVE, 3 TRENT AVE, City of Toronto by-law 826-00.

(896) Exception R 896

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:
 - (i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and
 - (ii) the required parking is provided in a garage or area on the **lot**. [TO: 438-86; 12(2) 192]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On 33 JACKES AVE, 35 JACKES AVE, former City of Toronto by-law 441-86.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(897) Exception R 897

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (D) the lands must comply with exception 900.2.10(7).
- (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, former City of Toronto by-law 154-82.
- (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, former City of Toronto by-law 34-82.
- (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, former City of Toronto by-law 494-77.
- (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, former City of Toronto by-law 525-82.
- (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, former City of Toronto by-law 572-77.
- (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, former City of Toronto by-law 657-76.
- (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, former City of Toronto by-law 678-79.
- (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, former City of Toronto by-law 689-80.
- (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, City of Toronto by-law 740-04.

(898) Exception R 898

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 46 of former City of Toronto By-law 438-86.
- (B) a **building or structure** that contains assisted housing has a minimum parking rate of 0.3 **parking spaces** for each **dwelling unit**.
- (D) On 155 SHERBOURNE ST, former City of Toronto by-law 22956.
- (E) On 155 SHERBOURNE ST, former City of Toronto by-law 22994.
- (F) Section 12(1) 66 of former City of Toronto By-law 438-86.

(899) Exception R 899

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
- (B) Section 12(5) (h) of former City of Toronto By-law 438-86.
- (C) On the even numbered addresses of 102 - 142 DUPONT ST, former City of Toronto by-law 515-77.
- (D) On the even numbered addresses of 102 - 142 DUPONT ST, former City of Toronto by-law 516-77.
- (E) On the even numbered addresses of 102 - 142 DUPONT ST, former City of Toronto by-law 529-82.

(900) Exception R 900

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 140 Madison Avenue in 1983, a **nursing home, residential care home, retirement home**, or seniors' community house are permitted uses if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 316-318 St. George Street in 1987, Section 12(1) 255 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 251 of former City of Toronto By-law 438-86.
- (C) On 96 and 96A ADMIRAL RD, former City of Toronto by-law 100-82.
- (D) On 187 MADISON AVE, former City of Toronto by-law 10-87;
- (E) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, City of Toronto by-law 1091-05;
- (F) On 169 SPADINA RD, former City of Toronto by-law 11-87;
- (G) On 8 DALTON RD, former City of Toronto by-law 157-69;
- (H) On 93 MADISON AVE, former City of Toronto by-law 198-85;
- (I) On 133 MADISON AVE, former City of Toronto by-law 299-84.
- (J) On the odd numbered addresses of 395 - 397 BRUNSWICK AVE, the odd numbered addresses of 399 - 403 BRUNSWICK AVE, City of Toronto by-law 397-00.
- (K) On 81 MADISON AVE, 88 SPADINA RD, 99 WALMER RD, former City of Toronto by-law 622-91.

(901) Exception R 901

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
- (B) On 88 SPADINA RD, 97 WALMER RD, 99 WALMER RD, City of Toronto by-law 1091-05.
- (C) On 81 MADISON AVE, 88 SPADINA RD, 99 WALMER RD, former City of Toronto by-law 622-91.

(902) Exception R 902

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
- (B) On 212 ST GEORGE ST, former City of Toronto by-law 302-75.
- (C) On 206 ST GEORGE ST, former City of Toronto by-law 409-78.

(903) Exception R 903

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.
- (B) On 43 CHICORA AVE, former City of Toronto by-law 552-78.

(904) Exception R 904

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the minimum **front yard setback** is 4.87 metres. [TO: 438-86; 12(2) 278]

Prevailing By-laws and Prevailing Sections:

- (A) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, former City of Toronto by-law 22846;
- (B) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, former City of Toronto by-law 234-83.
- (C) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, former City of Toronto by-law 23046.
- (D) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, former City of Toronto by-law 457-83.
- (E) On 210 OAK ST, the even numbered addresses of 220 - 230 OAK ST, former City of Toronto by-law 783-78.

(905) Exception R 905

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 31 and 33 Oriole Road in 1988, 37 and 37A Gormley Avenue in 1988, 32 and 34 Duggan Avenue in 1981, 30 and 32 Lonsdale Road in 1983, 39 Oriole Road in 1983, and 41 Oriole Road in 1983, a **dwelling unit** in a **semi-detached house** is a permitted use on the **lot** that has a **lot frontage** which is less than that required by the area specific minimum **lot frontage** for the R zone. [TO: 438-86; 12(1) 241]
- (B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 65 and 67 Oriole Gardens in 1990, Section 12 (2) 233 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 355 of former City of Toronto By-law 438-86.
- (C) On 30 and 32 LONSDALE RD, former City of Toronto by-law 194-83; 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 an end **dwelling unit** is 9.0 metres and 7.5 metres for an other **townhouse dwelling unit**.
- (E) Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (F) On 17 GORMLEY AVE, former City of Toronto by-law 39-77.
- (G) On 39 ORIOLE RD, the odd numbered addresses of 41A - 41B ORIOLE RD, former City of Toronto by-law 464-83.
- (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, former City of Toronto by-law 527-82.
- (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 former City of Toronto by-law 574-79.

(906) Exception R 906

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (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, former City of Toronto by-law 574-79.

(907) Exception R 907

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **rear yard setback** of the **building** is 12.0 metres; 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**. [TO: 438-86; 12 (2) 16]
- (C) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections:

- (A) On 10 DELISLE AVE, 1560 YONGE ST, City of Toronto by-law 104-01.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(908) Exception R 908

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:
 - (i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and
 - (ii) the required parking is provided in a garage or area on the **lot**. [TO: 438-86; 12(2) 192]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On 7 JACKES AVE, 16 SUMMERHILL AVE, former City of Toronto by-law 167-68.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) On 7 JACKES AVE, 16 SUMMERHILL AVE, former City of Toronto by-law 235-68.
- (D) On 7 JACKES AVE, 16 SUMMERHILL AVE, former City of Toronto by-law 331-67.

(909) Exception R 909

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 21 PLEASANT BLVD, former City of Toronto by-law 22740;
- (C) On 10 AVOCA AVE, former City of Toronto by-law 251-67;
- (D) On 50 ROSEHILL AVE, City of Toronto by-law 589-05;
- (E) On 40 ROSEHILL AVE, former City of Toronto by-law 599-82;
- (F) On 555 AVENUE RD, 70 ROSEHILL AVE, 1 ST CLAIR AVE E, former City of Toronto by-law 645-76.
- (G) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (H) On 70 ROSEHILL AVE, former City of Toronto by-law 64-80.

(I) On 70 ROSEHILL AVE, former City of Toronto by-law 65-80.

(910) Exception R 910

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 144 of former City of Toronto By-law 438-86.
- (B) On 15 SUMMERHILL AVE, the odd numbered addresses of 1133 -1177 YONGE ST, former City of Toronto by-law 286-83;
- (C) On 95 SUMMERHILL AVE, former City of Toronto by-law 333-81;
- (D) On 70 SHAFTESBURY AVE, former City of Toronto by-law 395-76.
- (E) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (F) Section 12(2) 265 of former City of Toronto By-law 438-86.
- (G) On 95 SUMMERHILL AVE, former City of Toronto by-law 835-80.

(911) Exception R 911

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On 80 ST CLAIR AVE E, former City of Toronto by-law 100-68.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) On 80 ST CLAIR AVE E, former City of Toronto by-law 285-67.
- (D) On these lands Section 12(2) 325 of former City of Toronto By-law 438-86.

(912) Exception R 912

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 88 BROADWAY AVE, City of Toronto by-law 1109-04;
- (C) On 107 BROADWAY AVE, 177 REDPATH AVE, 200 ROEHAMPTON AVE, former City of Toronto by-law 165-69;
- (D) On 15 ERSKINE AVE, former City of Toronto by-law 195-67;
- (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, former City of Toronto by-law 20904;
- (F) On 150 Roehampton Avenue, City of Toronto by-laws 732-2005, and 6-2006(OMB) as amended; and
- (G) On the lands municipally known as 70 Roehampton Avenue, City of Toronto by-law 817-2007;
- (H) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (I) Section 12(2) 119 of former City of Toronto By-law 438-86
- (J) On 188 REDPATH AVE, City of Toronto by-law 360-98.
- (K) On the even numbered addresses of 140 - 144 REDPATH AVE, City of Toronto by-law 49-02.
- (L) On the even numbered addresses of 150 - 152 ROEHAMPTON AVE, City of Toronto by-law 6-06.
- (M) On the even numbered addresses of 150 - 152 ROEHAMPTON AVE, City of Toronto by-law 732-05.
- (N) On 25 BROADWAY AVE, 70 ROEHAMPTON AVE, City of Toronto by-law 817-07.

(913) Exception R 913

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 22 BALLIOL ST, 33 DAVISVILLE AVE, former City of Toronto by-law 113-70;
- (C) On 185 BALLIOL ST, 141 DAVISVILLE AVE, former City of Toronto by-law 365-67;
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86
- (G) On 22 BALLIOL ST, former City of Toronto by-law 798-85.
- (H) On 200 BALLIOL ST, City of Toronto by-law 805-04.

(914) Exception R 914

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 18 BROWNLOW AVE, City of Toronto by-law 1280-07;
- (C) On 158 SOUDAN AVE, former City of Toronto by-law 162-75;
- (D) On 11 LILLIAN ST, former City of Toronto by-law 201-80;
- (E) On 55 BROWNLOW AVE, former City of Toronto by-law 22034;
- (F) On 45 DUNFIELD AVE, former City of Toronto by-law 22418; and
- (G) On these lands municipally known as the odd numbered addresses of 66 – 72 Redpath Avenue, City of Toronto by-law 714-2005.
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (J) Section 12(2) 119 of former City of Toronto By-law 438-86
- (K) On 18 BROWNLOW AVE, former City of Toronto by-law 22036.
- (L) On 18 BROWNLOW AVE, City of Toronto by-law 267-08.
- (M) On 45 DUNFIELD AVE, 77 DUNFIELD AVE, City of Toronto by-law 546-02.
- (N) On 66 REDPATH AVE, the even numbered addresses of 68 - 72 REDPATH AVE, City of Toronto by-law 714-05.
- (O) On 79 DUNFIELD AVE, 85 EGLINTON AVE E, 97 EGLINTON AVE E, City of Toronto by-law 859-07.
- (P) On the odd numbered addresses of 85 to 117 Eglinton Avenue East, and 79 Dunfield Avenue City of Toronto by-law 622-2010 as amended.

(915) Exception R 915

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86

(916) Exception R 916

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86

- (D) On 160 ERSKINE AVE, 88 ERSKINE AVE, former City of Toronto by-law 362-67.
- (E) On 160 ERSKINE AVE, 88 ERSKINE AVE, former City of Toronto by-law 400-67.
- (F) On 160 ERSKINE AVE, 88 ERSKINE AVE, former City of Toronto by-law 483-79.

(917) Exception R 917

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 155 BALLIOL ST, 45 BALLIOL ST, former City of Toronto by-law 22120.
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86

(918) Exception R 918

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 345 MERTON ST, former City of Toronto by-law 22269.
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86

(919) Exception R 919

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On or between the odd numbered addresses of 221 - 265 BALLIOL ST, former City of Toronto by-law 22290;
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86

(920) Exception R 920

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, former City of Toronto by-law 22535.
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86

(921) Exception R 921

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (B) On 108 REDPATH AVE, former City of Toronto by-law 325-69.
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86.
- (E) On the lands municipally known as 88 Redpath Avenue in 1988, Section 12(2) 37 of former City of Toronto By-law 438-86.
- (F) On the lands municipally known as 88 Redpath Avenue in 1988, Section 12(2) 38 of former City of Toronto By-law 438-86.
- (G) On 88 REDPATH AVE, City of Toronto by-law 833-02.
- (H) On 108 REDPATH AVE, former City of Toronto by-law 94-0312.

(922) Exception R 922

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 12 GLEN ELM AVE, 1639 YONGE ST, City of Toronto by-law 394-06;
- (C) On 57 ALVIN AVE, former City of Toronto by-law 44-86;
- (D) On 30 GLEN ELM AVE, former City of Toronto by-law 623-76;
- (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, former City of Toronto by-law 670-80.
- (F) On 30 ALVIN AVE, the odd numbered addresses of 25 - 29 HEATH ST E, 22 ST CLAIR AVE E, 1501 YONGE ST, City of Toronto by-law 810-08.
- (G) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(924) Exception R 924

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86
- (E) On 7 BROADWAY AVE, 2345 YONGE ST, former City of Toronto by-law 709-86.

(926) Exception R 926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, no window of a **building** facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, former City of Toronto by-law 21670.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86.
- (D) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, former City of Toronto by-law 21699.
- (E) On 40 PLEASANT BLVD, 11 ST CLAIR AVE E, 21 ST CLAIR AVE E, 65 ST CLAIR AVE E, former City of Toronto by-law 89-68.

(927) Exception R 927

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none)

Prevailing By-laws and Prevailing Sections:

- (A) 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, former City of Toronto by-law 96-0276.
- (B) Section 12(2) 303 of former City of Toronto By-law 438-86.

(928) Exception R 928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 303 of former City of Toronto By-law 438-86.
- (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, City of Toronto by-law 747-98.
- (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, former City of Toronto by-law 97-0229.
- (D) Section 12(2) 313 of former City of Toronto By-law 438-86.

(929) Exception R 929

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 5 Austin Terrace in 1983, a **day nursery**, a library, a **private school**, a **retirement home**, a **religious residence**, an office, a **nursing home**, **hospice care home**, or a **residential care home** are permitted uses if:
 - (i) they are located in the **building** that existed on the **lot** on July 11, 1983;
 - (ii) there is no increase in floor area of the **building** that existed on the **lot** on July 11, 1983; and
 - (iii) all other regulations of this By-law are complied with. [TO: 438-86; 12 (1) 261]
- (B) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 183 - 187 LYNDHURST AVE, former City of Toronto by-law 295-79;
- (B) On 20R CONNABLE DR, 22 CONNABLE DR, the even numbered addresses of 6 - 20 CONNABLE DR, the odd numbered addresses of 153 - 169 LYNDHURST AVE, 169R LYNDHURST AVE, former City of Toronto by-law 365-75.
- (C) On 121 EAST LIBERTY ST, the even numbered addresses of 128 - 132 EAST LIBERTY ST, 132R EAST LIBERTY ST, 45 EAST LIBERTY ST, the even numbered addresses of 90 - 120 LYNDHURST AVE, the even numbered addresses of 14 - 20 STRACHAN AVE, City of Toronto by-law 566-00.
- (D) On 20R CONNABLE DR, 22 CONNABLE DR, the even numbered addresses of 6 - 20 CONNABLE DR, the odd numbered addresses of 153 - 169 LYNDHURST AVE, 169R LYNDHURST AVE, former City of Toronto by-law 416-75. and

(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, former City of Toronto by-law 489-75.

(930) Exception R 930

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) On 36 WHITEWOOD RD, City of Toronto by-law 134-05;
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86
- (G) On the odd numbered addresses of 61 - 65 PETMAN AVE, former City of Toronto by-law 354-73.
- (H) On 36 WHITEWOOD RD, City of Toronto by-law 545-04.
- (I) On 469 and 471 Merton Street, t, City of Toronto by-law 100-2010.

(931) Exception R 931

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 84 Davisville Avenue in 1984, a **retirement home** maintained by the Salvation Army is a permitted use, if:
 - (i) the **building setback** to the **rear lot line** that abuts Millwood Road is a minimum of 30.0 metres; and
 - (ii) no **driveway** to the **lot** is provided by way of Millwood Road. [TO: 438-86; 12(1) 40]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86
- (F) On 168 MANOR RD E, former City of Toronto by-law 165-75.
- (G) On 32 HILLSDALE AVE E, 2131 YONGE ST, former City of Toronto by-law 518-83.
- (H) On 170 MANOR RD E, 650 MOUNT PLEASANT RD, City of Toronto by-law 543-04.
- (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, former City of Toronto by-law 809-84.

(932) Exception R 932

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Despite 10.10.20.40(1), an **apartment building** is not permitted.
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86.
- (C) On the odd numbered addresses of 95 - 99 CRANBROOKE AVE, former City of Toronto by-law 919-79.

(933) Exception R 933

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(C) On or between the odd numbered addresses of 207 - 217 ROSLIN AVE, City of Toronto by-law 106-01;

(D) On or between the even numbered addresses of 20 - 74 BOWOOD AVE, the odd numbered addresses of 21 - 87 BOWOOD AVE, former City of Toronto by-law 136-77.

(E) On 248 RANLEIGH AVE, former City of Toronto by-law 603-86.

(934) Exception R 934

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(935) Exception R 935

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(7).

(C) an office is a permitted use;

(D) On 54 FOXBAR RD, former City of Toronto by-law 121-82.

(E) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(936) Exception R 936

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(7).

(C) permits offices.

(D) Section 12(2) 118 of former City of Toronto By-law 438-86.

(E) Section 12(2) 119 of former City of Toronto By-law 438-86

(937) Exception R 937

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(7).

(C) permits offices.

(D) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(938) Exception R 938

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(7).

(C) permits offices.

(D) On 61 MAIN ST, former City of Toronto by-law 455-85.

(939) Exception R 939

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (C) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 119 of former City of Toronto By-law 438-86

(940) Exception R 940

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (B) the lands must comply with exception 900.2.10(7).
- (D) an office is a permitted use.
- (F) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (G) Section 12(2) 119 of former City of Toronto By-law 438-86

(941) Exception R 941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (D) permit offices on **lots**.
- (E) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86
- (G) On 890 MOUNT PLEASANT RD, former City of Toronto by-law 22719.
- (H) On 890 MOUNT PLEASANT RD, former City of Toronto by-law 22804.
- (I) On 890 MOUNT PLEASANT RD, former City of Toronto by-law 429-80.
- (J) On 890 MOUNT PLEASANT RD, former City of Toronto by-law 803-78.

(942) Exception R 942

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (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, former City of Toronto by-law 200-80.

- (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, former City of Toronto by-law 326-80;
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (I) Section 12(2) 119 of former City of Toronto By-law 438-86
- (J) On 398 EGLINTON AVE E, former City of Toronto by-law 94-0183.

(943) Exception R 943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (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, former City of Toronto by-law 200-80.
- (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, former City of Toronto by-law 326-80;
- (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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (I) Section 12(2) 119 of former City of Toronto By-law 438-86
- (J) On the even numbered addresses of 1746 -1748 BAYVIEW AVE, the even numbered addresses of 1750 -1752 BAYVIEW AVE, 595 EGLINTON AVE E, former City of Toronto by-law 96-0145.

(944) Exception R 944

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (D) an office is a permitted use;
- (E) On 29 PLEASANT BLVD, former City of Toronto by-law 208-72.
- (F) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (G) Section 12(2) 263 of former City of Toronto By-law 438-86.

(945) Exception R 945

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) the lands must comply with exception 900.2.10(7).
- (D) Permitted **building** types include a **detached house**, **semi-detached house**, and **duplex** house; and
 - i) A **duplex** may be attached to one other **duplex** on the adjacent **lot**.
 - ii) The exterior **side yard setback** for a **duplex** house or two attached **duplex** houses shall be 3 metres.
 - iii) A **detached house** may provide 3 or more **dwelling units** if:
 - 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) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86

(946) Exception R 946

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (D) 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 365 of former City of Toronto By-law 438-86.
- (B) On the lands municipally known as 1733-1735 Bathurst Street in 1988, Section 12(1) 325 of former City of Toronto By-law 438-86.

(947) Exception R 947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:

- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
- (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

(948) Exception R 948

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **vehicle dealership** and **ancillary** showroom is a permitted use.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (C) the lands must comply with exception 900.2.10(7).
- (E) permit offices on **lots**.
- (F) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (G) Section 12(2) 119 of former City of Toronto By-law 438-86
- (H) On 900 MOUNT PLEASANT RD, City of Toronto by-law 920-03.

(949) Exception R 949

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (B) The keeping of no more than three roomers or boarders in a **detached house**, **semi-detached house**, or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (C) A **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (D) The use of the **lot** for **dwelling units** in a **triplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (E) A **triplex** or **apartment building** built after October 11, 1977 is permitted if it was the same **building** type as it existing on the **lot** on October 11, 1977 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) On the lands municipally known as 85 Craighurst Avenue 1978, an addition to the rear **main wall** of the **building** is permitted to have a minimum **building setback** of 0.46 metres from the westerly **side lot line** if the side walls of the addition have no openings and no part of the addition that projects beyond a 60 degree **angular plane** measured from the **side lot line** exceeds 6.0 metres in height. [TO: 438-86; 12(1)68 (e)]
- (H) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 31 St. Clements Avenue in 1998, Section 12(1) 442 of former City of Toronto By-law 438-86.
- (B) On the lands municipally known as 575-583 Duplex Avenue in 2004, Section 12(2) 337 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86
- (E) On the even numbered addresses of 42 - 44 ROSELAWN AVE, former City of Toronto by-law 615-78.
- (F) On 168 ROSEWELL AVE, former City of Toronto by-law 636-77.

(950) Exception R 950

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Despite (A), a **townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (C) Despite (A), the use of the **lot** for **dwelling units** in a **triplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (D) Despite (A), a **triplex** or **apartment building** built after October 11, 1977 is permitted if it was the same **building** type as it existing on the **lot** on October 11, 1977 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (E) Despite (A), a **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (E) The keeping of no more than three roomers or boarders in a **detached house**, **semi-detached house**, or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(951) Exception R 951

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Despite (A), **townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (C) Despite (A), the use of the **lot** for **dwelling units** in a **triplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (D) Despite (A), a **triplex** or **apartment building** built after October 11, 1977 is permitted if it was the same **building** type as it existing on the **lot** on October 11, 1977 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (E) Despite (A), a semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (F) Despite (A), a **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (G) The keeping of no more than three roomers or boarders in a **detached house**, **semi-detached house**, or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]

(H) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) On 224 ROSELAWN AVE, former City of Toronto by-law 457-81.
- (D) On 218 ROSELAWN AVE, former City of Toronto by-law 689-78.

(952) Exception R 952

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (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**; and
 - (iv) 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**; and
 - (iv) 18 metres if it contains a **fourplex**;

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (B) On these lands Section 12(2) 325 of former City of Toronto By-law 438-86.

(953) Exception R 953

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(954) Exception R 954

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

- (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Despite (A), **townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (C) Despite (A), the use of the **lot** for **dwelling units** in a **triplex, townhouse** or **apartment building** type is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (D) Despite (A), a **triplex, townhouse** or **apartment building** built after March 13, 1978 is permitted if it was the same **building** type as existing on the **lot** on March 13, 1978 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (E) Despite (A), a semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (F) Despite (A), a **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (G) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, duplex** or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (H) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (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, former City of Toronto by-law 375-78.
- (E) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86
- (G) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, former City of Toronto by-law 598-78.
- (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, former City of Toronto by-law 716-78.
- (I) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, 13 SHERWOOD LANE, former City of Toronto by-law 728-78.

(955) Exception R 955

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house, a semi-detached house, or a duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Despite (A), **townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (C) Despite (A), a **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (D) Despite (A), the use of the **lot** for **dwelling units** in a **triplex, townhouse** or **apartment building** type is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (A), a **triplex, townhouse** or **apartment building** built after March 13, 1978 is permitted if it

was the same **building** type as existing on the **lot** on March 13, 1978 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]

- (F) Despite (A), a semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, duplex** or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
- (H) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On or between the 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, former City of Toronto by-law 149-78.
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(956) Exception R 956

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house, a semi-detached house, or a duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Despite (A), a **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
- (C) Despite (A), **townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (D) The use of the **lot** for **dwelling units** in a **triplex, townhouse or apartment building** type is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (A), a **triplex, townhouse or apartment building** built after March 13, 1978 is permitted if it was the same **building** type as existing on the **lot** on March 13, 1978 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) Despite (A), a semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (H) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, duplex** or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]

Prevailing By-laws and Prevailing Sections:

- (A) 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, former City of Toronto by-law 149-78.
- (B) On or between the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 573 - 607 ROEHAMPTON AVE, former City of Toronto by-law 154-74.
- (C) 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, former City of Toronto by-law 200-80.

- (D) On 359 ROEHAMPTON AVE, former City of Toronto by-law 202-80.
- (E) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (F) Section 12(2) 119 of former City of Toronto By-law 438-86
- (G) On 299 ROEHAMPTON AVE, former City of Toronto by-law 55-67.
- (H) On the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 29 - 43 CARDIFF RD, ormer City of Toronto by-law 637-77.
- (I) On 240 BROADWAY AVE, the even numbered addresses of 244 - 246 BROADWAY AVE, former City of Toronto by-law 671-79.
- (J) On 359 ROEHAMPTON AVE, City of Toronto by-law 85-10.
- (K) On the odd numbered addresses of 147 - 159 BANFF RD, the odd numbered addresses of 449 - 467 ROEHAMPTON AVE, former City of Toronto by-law 99-73.

(957) Exception R 957

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (D) On or between the even numbered addresses of 128 - 134 HEATH ST E, former City of Toronto by-law 203-80;
- (E) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, former City of Toronto by-law 576-79.
- (F) On 107 ROSE PARK DR, former City of Toronto by-law 584-86;

(958) Exception R 958

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (B) Despite (A), a **detached house** to be altered to contain three or more **dwelling units** is permitted if:
 - (i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
 - (ii) the **detached house** is at least 40 years old;
 - (iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
 - (iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]

- (C) Despite (A), **townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
- (D) The use of the **lot** for **dwelling units** in a **triplex, townhouse** or **apartment building** type is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (A), a **triplex, townhouse** or **apartment building** built after March 13, 1978 is permitted if it was the same **building** type as existing on the **lot** on March 13, 1978 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
- (F) Despite (A), a semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)]
- (G) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (H) The keeping of no more than three roomers or boarders in a **detached house, semi-detached house, duplex** or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]

Prevailing By-laws and Prevailing Sections:

- (A) 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, former City of Toronto by-law 375-78.
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86
- (D) On the odd numbered addresses of 361 - 365A KEEWATIN AVE, former City of Toronto by-law 435-75.
- (E) 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, former City of Toronto by-law 716-78.

(960) Exception R 960

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house, a semi-detached house, or a duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(962) Exception R 962

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4).
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (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 **building setback** from a **front lot line** is 6.0 metres;
 - ii) any portion of the **lot** located within the **building 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, City of Toronto by-law 716-01.

(963) Exception R 963

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(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, City of Toronto by-law 716-01.

(964) Exception R 964

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(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, former City of Toronto by-law 264-89.

(965) Exception R 965

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.2.10(4)

(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(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, former City of Toronto by-law 378-67.

(966) Exception R 966

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands known as 35 Jackes Avenue in a **building** that existed on the **lot** on May 5, 1986, office is a permitted use, if it is an office associated with The Frontier College. [TO: 438-86; 12 (1) 43]

Prevailing By-laws and Prevailing Sections:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must

comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(B) On 33 JACKES AVE, 35 JACKES AVE, former City of Toronto by-law 441-86.

(C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(967) Exception R 967

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known as 7 and 9 Jackes Avenue in a **building** that existed on the **lot** on May 27, 1963, office is a permitted use, if:
- (i) it is a medical office,
 - (ii) an office of a professional person,
 - (iii) an office of a **non-profit organization**, or
 - (iv) a business administration office. [TO:438-86; 12(1) 43]

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 7 JACKES AVE, former City of Toronto by-law 164-75.
- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (D) On 7 JACKES AVE, 16 SUMMERHILL AVE, former City of Toronto by-law 235-68.
- (E) On 7 JACKES AVE, 16 SUMMERHILL AVE, former City of Toronto by-law 331-67.
- (F) On 7 JACKES AVE, former City of Toronto by-law 380-75.

(968) Exception R 968

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known as 44 Jackes Avenue in a **building** that existed on the **lot** on May 27, 1963, office is a permitted use, if:
- (i) it is a medical office,
 - (ii) an office of a professional person,
 - (iii) an office of a **non-profit organization**, or
 - (iv) a business administration office. [TO:438-86; 12(1) 43]

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On 44 JACKES AVE, former City of Toronto by-law 22195.
- (C) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(969) Exception R 969

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(4)
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (H) On 155 WELLESLEY ST E, former City of Toronto by-law 22751.

(970) Exception R 970

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.
- (B) 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, former City of Toronto by-law 34-82;
- (C) 437 SHERBOURNE ST, former City of Toronto by-law 450-90;
- (D) 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,
 - (i) former City of Toronto by-law 494-77;
 - (ii) former City of Toronto by-law 525-82;
 - (iii) former City of Toronto by-law 572-77;
 - (iv) former City of Toronto by-law 657-76;
 - (v) former City of Toronto by-law 678-79; and
 - (vi) former City of Toronto by-law 689-80; and
- (E) 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, City of Toronto by-law 740-04.

(972) Exception R 972

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (B) On 460 JARVIS ST, 111 WELLESLEY ST E, 95 WELLESLEY ST E, former City of Toronto by-law 525-88.
- (C) On 440 JARVIS ST, former City of Toronto by-law 55-88.

(974) Exception R 974

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) On 460 JARVIS ST, 111 WELLESLEY ST E, 95 WELLESLEY ST E, former City of Toronto by-law 525-88: and
- (B) On 440 JARVIS ST, former City of Toronto by-law 55-88.

(975) Exception R 975

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections

- (A) On the lands municipally known as 540 and 583 Sherbourne Street, Section 12(2) 209 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86.
- (C) On 555 SHERBOURNE ST, former City of Toronto by-law 258-71 and City of Toronto by-law 1044-06;
- (D) On the lands municipally known as 582 Sherbourne Street and 28 Linden Street, City of Toronto by-law 986-2007;
- (E) On 592 SHERBOURNE ST, former City of Toronto by-law 207-90;
- (F) On 555 SHERBOURNE ST, former City of Toronto by-law 258-71;
- (G) On 555 SHERBOURNE ST, former City of Toronto by-law 258-85;
- (H) On 540 SHERBOURNE ST, former City of Toronto by-law 532-85;

- (I) On 583 SHERBOURNE ST, former City of Toronto by-law 547-85;
- (J) On 555 SHERBOURNE ST, former City of Toronto by-law 693-80.
- (K) On 555 SHERBOURNE ST, former City of Toronto by-law 94-0612; and
- (L) On 555 SHERBOURNE ST, 583 SHERBOURNE ST, former City of Toronto by-law 94-0727.

(976) Exception R 976

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the lands must comply with exception 900.2.10(7).
- (B) Section 12(2) 70 of former City of Toronto By-law 438-86.
- (C) On 124 Spencer Avenue, City of Toronto by-law 977-2009 as amended.
- (D) On 124 SPENCER AVE, City of Toronto by-law 977-09.

(977) Exception R 977

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
 - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
 - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.
- (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**.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 128 - 134 HEATH ST E, former City of Toronto by-law 203-80;
- (B) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, former City of Toronto by-law 576-79.
- (C) On 107 ROSE PARK DR, former City of Toronto by-law 584-86;
- (D) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(980) Exception R 980

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 250 Lawrence Avenue West in 1988, a medical office is a permitted use, if:
 - (i) the **building lot coverage** does not exceed 50%;
 - (ii) the **building** floor space index does not exceed 1.5;
 - (iii) the **building** height does not exceed 10.7 metres;
 - (iv) the **building setback** from the **front lot line** is not less than 9.1 metres;
 - (v) the **building setback** from the **rear yard lot line** is not less than 7.5 metres;
 - (vi) the **building setback** from the west **side lot line** is not less than 7.5 metres;
 - (vii) the **building setback** from the east **side lot line** is not less than 6.4 metres;
 - (viii) parking is provided on the **lot** at a rate of 1 **parking space** for every 46 square metres of **interior floor area**; and
 - (ix) no **vehicle** access to or from the parking area is by way of Glengarry Avenue. [TO:438-86;

12(1) 20]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 53 of former City of Toronto By-law 438-86.

(982) Exception R 982

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 15, 25, 45, 47 and 51 Brunswick Avenue and 10, 12, 14, 20, 22, 24 and 38 Major Street, a **hospital** is a permitted use in a **building** or **structure** that existed on the **lot** on May 1, 1979, if:

- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** of the **building** that existed on the **lot** on March 31, 1979;
- (ii) the height of the **building** constructed after March 31, 1979 does not exceed 18.0 metres;
- (iii) the amount of **landscaping** that existed on the **lot** on March 31, 1979 is not reduced; and
- (iv) the **building setbacks** are not less than that required for **residential buildings** in an R zone.

[TO: 438-86; 12 (1) 94]

Prevailing By-laws and Prevailing Sections:

(none apply)

(983) Exception R 983

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 495 Sherbourne Street in 1979, **public parking** is a permitted use, if the use is operated either by or on behalf of the owners of the lands municipally known in 1979 as 331 and 349 Sherbourne Street. [TO: 438-86; 12 (1) 97]

Prevailing By-laws and Prevailing Sections:

(none apply)

(984) Exception R 984

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in the 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 permitted use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached 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 permitted use, and must:

- (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached 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.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(985) Exception R 985

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(986) Exception R 986

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is a permitted **building** type, if:

- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
- (ii) the **building lot coverage** does not exceed 50%;
- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres;
- (v) parking for an **apartment building** will be provided at a rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86.

(987) Exception R 987

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is a permitted **building** type, if:

- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
- (ii) the **building lot coverage** does not exceed 50%;
- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres;
- (v) parking for an **apartment building** will be provided at a rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86.
- (C) the lands must comply with exception 900.2.10(7).

(988) Exception R 988

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 of former City of Toronto By-law 438-86.

(989) Exception R 989

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the lands must comply with exception 900.2.10(7).

(C) On 2110 DUNDAS ST E, the odd numbered addresses of 15 - 17 EDGEWOOD AVE, the even numbered addresses of 112 - 126 KINGSTON RD, City of Toronto by-law 673-2005.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86.

(B) Section 12(2) 215 of former City of Toronto By-law 438-86.

(990) Exception R 990

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86.

(B) Section 12(2) 215 of former City of Toronto By-law 438-86.

(991) Exception R 991

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in the 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 permitted use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached 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 permitted use, and must:

(i) be located in a **building** originally constructed and used as a **detached house, a semi-detached 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 of former City of Toronto By-law 438-86.

(992) Exception R 992

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 331 of former City of Toronto By-law 438-86.

900.3 RD - Zone

900.3.1 General

(1) RD Zone Exceptions

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The regulations located in Article 900.3.10 apply only to the exceptions subject to the RD zone and identified with the corresponding exception number.

900.3.10 Exceptions for RD Zone

(1) Exception RD 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is 9.0 metres or 13.5 metres for **lots** with flankage on **streets** with a 23 metre right-of-way or greater.
- (B) the minimum **lot area** is 290 square metres.
- (C) the minimum **front yard setback** is 6.5 metres.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot area** is 330 square metres.
- (B) the minimum **lot frontage** is the frontage of the **lot** that legally existed on the day of the enactment of this By-law.
- (C) the minimum **rear yard setback** is:
 - (i) 6.0 metres for the following **lots**:
 - (a) Registered plan 8673 Block "E". **Lots** 68, 69,79,98,99,106,107
 - (b) Registered plan 8673 Block "J". **Lots** 44, 47,49,59,85
 - (c) Registered plan 8673 Block "F". **Lot** 22; and
 - (ii) 3.0 metres for the following **lots**:
 - (a) Registered plan 8673 Block "E". **Lot** 81
 - (b) 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** if the roof overhang is not closer than 0.3 metres to the side **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(3) Exception RD 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

A **detached house** on if it complies 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.

Prevailing By-laws and Prevailing Sections:

(4) Exception RD 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **front yard setback** is 5.25 metres; and

(B) the minimum **building setback** from the M.T.R.C.A top-of-back line is 10.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(5) Exception RD 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite 10.20.40.70 (3), the minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(6) Exception RD 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1978-66 and 4123.

(7) Exception RD 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2586 Lakeshore Boulevard West, former City of Etobicoke by-law 4091 prevails.

(8) Exception RD 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 11 Irwin Road, former City of Etobicoke by-law 9010 prevails.

(9) Exception RD 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(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 metres that abut 1 or more **side yards** or **rear yards** shall maintain or provide 1 or more maintenance easements of 0.9 metres 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 metres 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1981-257.

(12) Exception RD 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) **Building** Requirements

- (i) the minimum **front yard setback** 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;
- (iv) the minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 2.1 metres;
- (v) **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
- (vi) 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**;
- (vii) the max height of a fence within the 1.2 metres of a **rear lot line** is 2.4 metres; 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; and
- (viii) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 109 Delroy Drive, former City of Etobicoke by-law 1981-51 prevails.

(16) Exception RD 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 686-2005.

(17) Exception RD 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 851 Royal York Road, former City of Etobicoke by-law 10,616 prevails.

(18) Exception RD 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 738 Royal York Road, former City of Etobicoke by-law 1985-158 prevails.

(20) Exception RD 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 15,166.

(21) Exception RD 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 18 Westmount Park Drive, former City of Etobicoke by-laws 3205 and 1981-209 prevail.

(23) Exception RD 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

Lots with a **lot frontage** of 13.5 metres or less that are within The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 28 Grenview Boulevard South, former City of Etobicoke by-laws 1255, 1256, 1950, 179 and 15,200 prevail.

(26) Exception RD 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 8 Newell Court, former City of Etobicoke by-law 14,358 prevails.

(30) Exception RD 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) a **detached house** if located within 7.3 metres of the southerly most **lot line** must be set back a minimum of 6.0 metres from the **street** line of Duncombe Boulevard;
- (B) The minimum **building setback** from a **side lot line** is 0.3 metres from one **side lot line** and 0.9 metres on the other **side lot line**;
- (C) the portion of the **main wall** containing a vehicular entrance to a **parking space** must be setback a minimum of 5.7 metres from a **front lot line**;
- (D) the minimum **front yard building setback** is:
 - (i) 2.1 metres from a **lot line** that abuts Kingston (service) Road; and
 - (ii) 3 metres from all other **lot lines** that abut a **street**;
- (E) the maximum **gross floor area** of each **dwelling unit** must not be greater than 0.7 time the area of the **lot**; and
- (F) the maximum **lot coverage** is 47%.

(31) Exception RD 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 73 Valecrest Drive, former City of Etobicoke by-law 1993-41 prevails.

(34) Exception RD 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 57 Valecrest Drive, former City of Etobicoke by-law 1993-40 prevails.

(35) Exception RD 35

A **detached house** on The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **gross floor area** on a **lot**, including the floor area of an attached or detached garage, is 150 square metres, plus 25% of the **lot area**, up to a maximum floor space index of 0.5; and
- (B) the minimum **side yard setback** of a full or partial second **storey** addition above an existing 1 **storey detached house** on a **lot** with a **lot frontage** of less than 15.3 metres is equal to the **side yard setback** of the existing **detached house** if the **side yard setback** of the addition is not less than 0.6 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres.

(36) Exception RD 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 1985-264.

(37) Exception RD 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **gross floor area** on a **lot**, plus the floor area of an attached or detached garage, is 125 square metres, plus 25% of the **lot area**, up to a maximum floor space index of 0.5; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1980-140.

(40) Exception RD 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1992-25(P) and 9347.

(41) Exception RD 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1992-23(P) and 9807.

(42) Exception RD 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

a **detached house** is permitted if it complies with:

- (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**, up to a maximum floor space index of 0.5; and
- (B) the minimum **side yard setback** of a full or partial second **storey** addition above an existing 1 **storey detached house** on a **lot** with a **lot frontage** of less than 15.3 metres is equal to the **side yard setback** of the existing **detached house** if the **side yard setback** of the addition is not less than 0.6 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres.

(43) Exception RD 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

former City of Etobicoke by-law 1992-23(P), 8884 and 8847.

(44) Exception RD 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **lot coverage** is 22%;
- (B) the minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**;
- (C) the maximum height of a **detached house**, measured to the highest point of the roof, is 8.6 metres and it must have no more than 2 **storeys**;
- (D) the maximum **gross floor area** on a **lot**, including the floor area of an attached garage or detached garage, is 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 compliance 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) The lands subject to this exception must comply with former City of Etobicoke by-law 4101.

(49) Exception RD 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 4259 prevails.

(50) Exception RD 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception a school is permitted.

(51) Exception RD 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 474 Brown's Line, former City of Etobicoke by-law 1984-45 prevails; and
- (B) City of Toronto by-law 608-2005 prevails.

(52) Exception RD 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1665 Kipling Avenue, former City of Etobicoke by-law 1979-322 prevails.

(53) Exception RD 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 322 La Rose Avenue, former City of Etobicoke by-law 1982-279 prevails.

(54) Exception RD 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 28932.

(55) Exception RD 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 736-2005 (OMB).

(56) Exception RD 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 75m² 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 30540.

(58) Exception RD 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the minimum **lot frontage** is 12.0 metres;

(B) the minimum **building setback** from a **side lot line** is:

(i) 1.0 metres from the west **side lot line**; and

(ii) 2.2 metres from the east **side lot line**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

(59) Exception RD 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 By-law; and
 - (ii) there is a maximum of one physician.

(61) Exception RD 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **side yard setback** shall be 1.8 metres.

(64) Exception RD 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 714-2003.

(65) Exception RD 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

In addition to permitting a **detached house**, the following uses are permitted related to the adjacent Bathurst Lawn **Cemetery** to the north of the site:

- (A) Office; a permanent residence for an employee of the **cemetery**, such as a caretaker; 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 is permitted, except within a **building**.
- (D) No storage of heavy equipment is permitted in any **building**.

(69) Exception RD 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** is 12 metres;
- (B) the minimum **side yard setback** is 3 metres on each side;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (E) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) the maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(70) Exception RD 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(71) Exception RD 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Despite the permitted use of the site for a single detached dwelling, a parking station is permitted on the site, provided:
 - (i) No parking of **vehicles** is permitted within 2.0 metres of the north, south and west **lot lines** of the site.
 - (ii) The north, south and west **lot line** will be fenced with an opaque fence 1.8 metres in height.
 - (iii) The minimum **side yard setback** shall be 1.8 metres.

(72) Exception RD 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 9.0 metres;
- (B) minimum **building setback** from the **side lot line** of 1.8 metres; and
- (C) minimum **building setback** from a **rear lot line** of 7.5 metres.
- (D) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (E) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (F) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) the maximum total floor area for **ancillary buildings** is 100 square metres.

(73) Exception RD 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 9.0 metres;
- (B) minimum **building setback** from the **side lot line** of 1.8 metres on one side and 4.2 metres on the other side; and
- (C) minimum **building setback** from a **rear lot line** of 7.5 metres.
- (D) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (E) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (F) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) the maximum total floor area for **ancillary buildings** is 100 square metres.

(74) Exception RD 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) maximum **lot coverage** 25%.

(75) Exception RD 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 24.0 metres;

- (B) minimum **building setback** from the **side lot line** of 1.8 metres; and
- (C) minimum **building setback** from a **rear lot line** of 7.5 metres.
- (D) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (E) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (F) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) the maximum total floor area for **ancillary buildings** is 100 square metres.

(76) Exception RD 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 13.0 metres;
- (B) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (C) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (D) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) the maximum total floor area for **ancillary buildings** is 100 square metres.

(77) Exception RD 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 18.0 metres;
- (B) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (C) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (D) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) the maximum total floor area for **ancillary buildings** is 100 square metres.

(78) Exception RD 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 19.0 metres;
- (B) minimum **building setback** from the **side lot line** of 1.8 metres;
- (C) minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (E) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (F) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) the maximum total floor area for **ancillary buildings** is 100 square metres.

(79) Exception RD 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) minimum **building setback** from the **front lot line** of 15.0 metres;
- (B) minimum **building setback** from the **side lot line** of 1.8 metres;
- (C) minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (E) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (F) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) the maximum total floor area for **ancillary buildings** is 100 square metres.

(80) Exception RD 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 20 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(81) Exception RD 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 18 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(82) Exception RD 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 10 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(83) Exception RD 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 14 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-storey building, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(84) Exception RD 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**; and

Prevailing By-laws and Prevailing Sections:

(A) on the land known as 920 Jarwick Drive, Schedule "C" Exception 11, of Scarborough By-law 9510.

(88) Exception RD 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **lot frontage** for a **lot** containing a **detached house** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** containing a **detached house** 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**.

Prevailing By-laws and Prevailing Sections:

(A) on the lands known as 108, 110, 142, 144, 146 and 148 Pandora Circle, and the lands known as 91 and 93 Sedgmount Drive, a **semi-detached house** is permitted if:

(i) the minimum **lot frontage** is 18.0 metres for a **semi-detached house** and 9.0 metres for each **dwelling unit**; and

(ii) if it complies with all the requirements of the RD zone.

(89) Exception RD 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) the minimum 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) of lands known as 1721, 1723, 1725 and 1727 Ellesmere Road, the required **parking space** must be located in the **principal building**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(90) Exception RD 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a 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;
- (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**.

(98) Exception RD 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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;
- (G) an attached or detached garage shall be located a minimum of 0.3 metres from a **side lot line**; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands known as 1, 16, 25 and 108 Chandler Drive, and lands known as 16 Fortune Gate and lands known as 137 and 139 Painted Post Drive, Schedule "C" Exception 2, of Scarborough By-law 9510.

(101) Exception RD 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) on land known as 4 Par Avenue the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (B) on land known as 42, 70, 72, 120, 126 Botony Road, and on land known as 34, 36 and 76 Madras Crescent, Schedule "C" Exception 3, of Scarborough By-law 9510.

(102) Exception RD 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and

Prevailing By-laws and Prevailing Sections:

(None Apply)

(103) Exception RD 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(109) Exception RD 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) 51 Fairchild Avenue and 4 Inez Court, Section 64.14-B(13) of the former City of North York Zoning By-law 7625

(112) Exception RD 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(113) Exception RD 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(116) Exception RD 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(117) Exception RD 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(118) Exception RD 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(119) Exception RD 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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;
- (D) the minimum setback from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres;
- (E) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 15 and 21, of Scarborough By-law 9676.

(120) Exception RD 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(121) Exception RD 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Exceptions 4 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 9676

(122) Exception RD 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(123) Exception RD 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(124) Exception RD 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(125) Exception RD 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(126) Exception RD 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(127) Exception RD 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(128) Exception RD 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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:
 - (i) 0.9 metres for lands municipally known as the even numbered **lots** 44 to 56 Poplar Road inclusive; and
 - (ii) 1.2 metres in all cases; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(129) Exception RD 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(130) Exception RD 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(131) Exception RD 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(132) Exception RD 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(133) Exception RD 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(134) Exception RD 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(135) Exception RD 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(136) Exception RD 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(137) Exception RD 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(138) Exception RD 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(139) Exception RD 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(140) Exception RD 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(141) Exception RD 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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
 - (ii) the **front lot line** a minimum of 3.8 metres.

(142) Exception RD 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 Birchmount Road is 22.0 metres from the original centreline of Birchmount Road;
- (D) the minimum setback from a **lot line** that abut 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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:
 - (i) 15.5 metres measured from the centreline of Birchmount Road, if the **side lot line** abuts Birchmount Road; and
 - (ii) 2.4 metres in all other cases.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(144) Exception RD 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts Birchmount Road is 22.0 metres measured from the original centreline of Birchmount Road;
- (B) the minimum setback from a **side lot line** is one-half the height of the **building**; and
- (C) the maximum **lot coverage** is 33%; and
- (D) the maximum density is 50 **dwelling units** per hectare.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(148) Exception RD 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(149) Exception RD 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 or the rear wall of the **principal building**.

(154) Exception RD 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(155) Exception RD 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) on lands municipally known as 171 Midland Avenue, Schedule "C" Exception 26, of Scarborough By-law 9364; and
- (B) on lands municipally known as 119 Chine Drive, Schedule "C" Exception 11, of Scarborough By-law 9364; and

- (C) on lands municipally known as 129 and 131 Chine Drive, and on lands municipally known as 2627 Kingston road; and on lands municipally known as 75 and 88 Kelsonia Avenue, and on lands municipally known as 208 Scarboro Crescent, and on lands municipally known 2, 9, 30 and 32 Cliffcrest Drive, Schedule "C" Exception 3, of Scarborough By-law 9364; and
- (D) on lands municipally known as 42 and 44 Scarboro Crescent, and on lands municipally known as 37 and 39 Midland Avenue, Schedule "C" Exception 7, of Scarborough By-law 9364; and
- (E) on lands municipally known as 39 and 41 Cliffcrest Drive, Schedule "C" Exception 17, of Scarborough By-law 9364.

(156) Exception RD 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as 203 and 205 McIntosh Street, Schedule "C" Exception 18, of Scarborough By-law 9364.

(157) Exception RD 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(158) Exception RD 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(159) Exception RD 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(160) Exception RD 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) On the lands municipally known in the year 2010 as 28 and 30 Glen Everest Road, the minimum **front yard setback** is 8.6 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(161) Exception RD 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(162) Exception RD 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(163) Exception RD 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(164) Exception RD 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(165) Exception RD 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(166) Exception RD 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(167) Exception RD 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 'D', of Scarborough By-law 8978

(168) Exception RD 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the **main wall** 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 **building** height is 10.5 metres;
- (F) a minimum of 35% of the **front yard** shall be used only for **soft landscaping**;
- (G) the minimum **rear yard setback** is 6.0 metres;
- (H) on the **lot** municipally known as 1 Broderick Place:
 - (i) despite the (A) above the minimum setback from a **front lot line** is 6.0 metres;
 - (ii) despite the (C) above the minimum setback from a **side lot line** is 4.5 metres if it abuts a **street** and 1.2 metres in all other cases;
 - (iii) despite (F) above, 100 % of the **front yard** shall be used only for **landscaping** and 75% of the **landscaping** shall be soft;
 - (iv) a minimum of 50% of the **side yard** shall be used only for **soft landscaping**; and
 - (v) a minimum of 100% of the **rear yard** located within 4.5 metres of a **lot line** abutting a **street** shall be used only for **soft landscaping**; and
- (I) on the **lots** municipally known as 17 & 19 Broderick Place, despite (H) above the minimum **building setback** from a **rear lot line** is 4.75 metres, measured from the midpoint of the rear **main wall**, and no part of the rear **main wall** is to be less than 3.25 metres from the **rear lot line**;
- (J) on the **lot** municipally known as 5 Broderick Place:
 - (i) despite the (C) above, the minimum setback from a **side lot line** is 3.0 metres if it abuts a **street** and 0.6 metres in all other cases;
 - (ii) a minimum of 50% of the **side yard** shall be used only for **soft landscaping**; and
 - (iii) 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**; and
 - (iv) the **lot** shall be treated as a **corner lot**, and the longest of the lines that abuts a **street** is the front line.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(175) Exception RD 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** is 9 metres;
- (B) the minimum **side yard setback** is 1.8 metres on each side for a one-storey **building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres

- if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) the maximum **lot coverage** for **ancillary buildings** is 5%;
 - (E) the maximum total floor area for **ancillary buildings** is 100 square metres; and
 - (F) a **lawfully existing driveway** with two points of access to the same **street** is not required to meet the **front yard landscaping** requirements of 10.5.50.10 (1).

Prevailing By-laws and Prevailing Sections: None Apply

(177) Exception RD 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **front yard setback** is 4.5 metres;
- (B) the minimum setback from any **side lot line** is 0.9 metres; and
- (C) the maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(178) Exception RD 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 901 Victoria Park Avenue and 901A Victoria Park Avenue; and
- (D) the maximum **lot coverage** is 40%.

(179) Exception RD 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) 140 Finch Avenue West, Section 64.13(81) of former City of North York Zoning By-law 7625.

(185) Exception RD 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 line** and the main **front wall** may be hard surfaced.

(186) Exception RD 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(188) Exception RD 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(189) Exception RD 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **side yard setback** is 1.2 metres;
- (B) the minimum setback from a **front lot line** is 7.5 metres;
- (C) the maximum **lot coverage** is 50%; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(191) Exception RD 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(192) Exception RD 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(193) Exception RD 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(194) Exception RD 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(195) Exception RD 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(196) Exception RD 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(197) Exception RD 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **side yard setback** is 0.9 metres; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 12, of Scarborough By-law 9396.

(198) Exception RD 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **side yard setback** is 1.2 metres; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 14, 16, 18 of Scarborough By-law 9396.

(199) Exception RD 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 5 and 13 of Scarborough By-law 9396.

(200) Exception RD 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) minimum **side yard setback** is 0.9 metres;
- (D) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (G) on the lands municipally known in the year 2010 as 1 and 95 Meadowcliffe Drive, 5 and 23 Pine Ridge Drive and 3 and 10 Ledge Road, only one **detached house** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(201) Exception RD 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **side yard setback** is 1.2 metres; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 14, 16, 18 of Scarborough By-law 9396.

(202) Exception RD 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(203) Exception RD 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(204) Exception RD 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(205) Exception RD 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(206) Exception RD 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(207) Exception RD 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(208) Exception RD 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(209) Exception RD 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(210) Exception RD 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **side yard setback** is 1.2 metres;
- (D) the required **parking space** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 47 of Scarborough By-law 9396.

(211) Exception RD 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(212) Exception RD 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(213) Exception RD 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) in addition to the uses permitted in the zone the lands may be used for the parking of **vehicles** in conjunction with the abutting commercial site west of this **lot**.

(214) Exception RD 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 30553.

(215) Exception RD 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) in addition to the uses permitted by the zone, a medical office is also permitted if:

- (i) the maximum **gross floor area** of the **building** is not more than 400 square metres, excluding mechanical and storage areas in the **basement** and cellar used only for storage, and electrical and mechanical equipment;
- (ii) the minimum **building setback** from the **front lot line** is not less than 5.8 metres; and
- (iii) the minimum **side yard setback** is not less than 1.2 metres for a one **storey building** and 1.8 metres for a two **storey building**.

(216) Exception RD 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) in addition to the uses permitted by the zone, a tailor shop is also permitted if:

- (i) it is operated by a resident of the **building**;
- (ii) the maximum **gross floor area** of the **building** is not more than 40 square metres;
- (iii) the activities of the tailor shop are limited to repairs and alterations of clothing and the tailoring of clothing and does not involve the sales of any goods other than the clothing repaired, altered, or tailored on the **premises** and no dry cleaning or automatic pressing of clothing;
- (iv) there must be no employees unless they are residents of the **building**.

(217) Exception RD 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) in addition to the uses permitted by the zone, a **nursing home** is also permitted.

(218) Exception RD 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) there is no on-site incineration of garbage and refuse.

(223) Exception RD 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29541.

(B) Regulations 10.20.40.20 and 10.20.40.30 do not apply to the lands subject to this exception.

(224) Exception RD 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(226) Exception RD 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(227) Exception RD 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(229) Exception RD 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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.

(234) Exception RD 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

- (B) the minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) the minimum 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions "D" and "E", of Scarborough By-law 9350.

(248) Exception RD 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(253) Exception RD 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(254) Exception RD 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(255) Exception RD 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(256) Exception RD 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(257) Exception RD 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(258) Exception RD 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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**;
- (D) if on the date of the enactment of this by-law an existing **lawfully** created **lot** has a **lot area** less than that required by this By-law, then the minimum **lot area** for that **lot** is the **lot area** that existed on the date of the enactment of this By-law; and
- (E) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(259) Exception RD 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(260) Exception RD 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) maximum **lot coverage** is 40%;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 18 of Scarborough By-law 8786 applies to the lands collectively shown as Exception 18 in Scarborough By-law 8786.

(261) Exception RD 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(262) Exception RD 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(263) Exception RD 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(264) Exception RD 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(265) Exception RD 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(266) Exception RD 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

about 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(268) Exception RD 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(269) Exception RD 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(270) Exception RD 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(271) Exception RD 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(272) Exception RD 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(273) Exception RD 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(274) Exception RD 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(275) Exception RD 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(276) Exception RD 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(277) Exception RD 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(278) Exception RD 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(279) Exception RD 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(280) Exception RD 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(281) Exception RD 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(283) Exception RD 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(284) Exception RD 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(285) Exception RD 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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;
- (F) the portion of **building** containing a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(286) Exception RD 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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; and

Prevailing By-laws and Prevailing Sections:

- (F) the portion of **building** containing a **parking space** may be located in a **side yard**, if it is at least 0.3 metres from the **side lot line**.

(287) Exception RD 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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
- (F) the portion of **building** containing a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(288) Exception RD 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) on 20Courton Drive, Schedule "C" Exception 60, of ormer City of Scarborough Zoning By-law 9511

(289) Exception RD 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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;
- (F) the portion of a **building** containing a **parking space** may be located at least 0.3 metres from a **side lot line**;
- (G) on lands known as 2 Arncliffe Crescent the minimum **building setback** from a **lot line** that abuts Dyson Boulevard is 3.35 metres; and

Prevailing By-laws and Prevailing Sections:

(None Apply)

(290) Exception RD 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and
- (F) the portion of **building** containing a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(291) Exception RD 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and
- (G) on lands known as 1160 and 1162 Pharmacy Avenue, the minimum **building setback** from the **front lot line** is 5.4 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(292) Exception RD 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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

Prevailing By-laws and Prevailing Sections:

- (A) on the lands known as the even number **lot** from 2 to 10 Brian Avenue and 1207, 1209, 1209A and 1211 Pharmacy Avenue, Schedule "C" Exception 13, of Scarborough By-law 9511;
- (B) on the lands known as Elinor Avenue, a **duplex** is permitted if:
 - (i) the **building** is setback a minimum of 16.0 metres from the centreline of the **street**; and
 - (ii) the minimum **building setback** from each **side lot line** is 0.9 metres; and
- (C) on the lands known as 145 Elinor Avenue, Schedule "C" Exception 15, of Scarborough By-law 9511.

(294) Exception RD 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (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; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands known as 1795 Victoria Park Avenue, Schedule "C" Exceptions 17 and 54, of Scarborough By-law 9511.

(296) Exception RD 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**.

(300) Exception RD 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 37, of Scarborough By-law 9511

(301) Exception RD 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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; and
- (E) an attached or detached garage must be a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(306) Exception RD 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Lands south of #1-11 Patrick Boulevard and north of 2000-2088 Sheppard Avenue East, City of North York by-law 30102.

(309) Exception RD 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and
- (I) on the lands municipally known as 6 Richome Court the part of the rear **main wall** containing both a **parking space** and rooms over the **parking space** must not be located closer than 1.35 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(310) Exception RD 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**; and

- (F) on **lot** municipally known as 1 and 2 Cloverleaf Gate and the odd numbered **lots** from 65 to 117 Lowcreast Boulevard, a detached garage is not permitted in a **rear yard**; and
- (G) on the **lot** municipally known as 38 Lowcreast Boulevard the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(316) Exception RD 316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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;
- (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) on the lands municipally known as 3165, 3175, 3177, 3179, 3181, 3183 and 3185 Sheppard Avenue East and 5 and 6 Abbottsfield Gate a **building** or **structure** must be a minimum of 3.6 metres from a **lot line** that abuts Abbottsfield Lane.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(317) Exception RD 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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; and
- (G) on the lands municipally known as 2969 Sheppard Avenue East an office is permitted if:
 - (i) it is in a **detached house** existing on the date of the enactment of this by-law; and
 - (ii) a minimum of three **parking spaces** are provided for the office use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(318) Exception RD 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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**;
- (B) the minimum setback from a **side lot line** is 0.9 metres;
- (C) the maximum **lot coverage** is 51%; and
- (D) all lands not covered by **buildings** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(323) Exception RD 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**; and

Prevailing By-laws and Prevailing Sections:

- A) On the **lots** municipally known as 22 Rosscowan Crescent, Schedule "C" Exception 17, of Scarborough By-law 10717; and
- (B) On the **lots** municipally known as 64 and 68 Wicklow Drive, Schedule "C" Exception 18, of Scarborough By-law 10717

(324) Exception RD 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(329) Exception RD 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(330) Exception RD 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(331) Exception RD 331

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(332) Exception RD 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(333) Exception RD 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(334) Exception RD 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(335) Exception RD 335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(336) Exception RD 336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(337) Exception RD 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(338) Exception RD 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **lot coverage** is 35%;
- (B) for 3359 Bayview Avenue; 2 to 70 Bowan Court (even numbers only); and 1 to 51 Bowan Court (odd numbers only) the following applies:
 - (i) the minimum **rear yard setback** is 13.0 metres for the first **storey** and 15.0 metres for the second **storey**; and
- (C) for 53 to 69 Bowan Court (odd numbers only) the following applies:
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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;
- (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

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as 766 and 768 Midland Avenue, Schedule "C" Exception 12, of Scarborough By-law 9276 applies.

(340) Exception RD 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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;

- (D) on the lands municipally known as 76, 78 and 80 Clela Drive, the minimum **lot frontage** is 11.5 metres and the minimum **lot area** is 464 square metres;
- (E) on the lands municipally known as 730, 732 and 734 Danforth Road the minimum **lot frontage** is 15.2 metres;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(341) Exception RD 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 than the elevation of the invert of Massey Creek; and
- (E) the portion of the **principal building** containing an attached garage must be set back a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(343) Exception RD 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** is 3.0 metres;
- (B) the minimum 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**; and
- (H) on the lands municipally known as 45 Burn Hill Road;
 - (i) the minimum **building setback** from westerly property line is 3.0 metres;
 - (ii) the minimum **building setback** from easterly property line is 4.5 metres;
 - (iii) the minimum **building setback** from southerly property line is 0.3 metres;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(349) Exception RD 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum 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%; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as the odd numbered **lot** from 587 to 597 Warden Avenue, Schedule "C" Exception 13, of Scarborough By-law 9812; and
- (B) on the lands municipally known as 26 and 28 McDonald Avenue, Schedule "C" Exception 12, of Scarborough By-law 9812; and
- (C) on the lands municipally known as 21, 29 and 31 Patterson Avenue, Schedule "C" Exception 1, of Scarborough By-law 9812.

(350) Exception RD 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum 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.
- (E) on the lands municipally known as 195 Danforth Road, a multiple family dwelling is permitted if:
 - (i) there is only one **dwelling unit** for each 99 square metres of **lot area**;
 - (ii) the **building** is set back a minimum of 4.5 metres from the **front lot line**; and
 - (iii) the **building** is set back a minimum of 1.2 metres from the **side lot line**; and

Prevailing By-laws and Prevailing Sections:

(None Apply)

(351) Exception RD 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as 104 Danforth Road, Schedule "C" Exception 3, of Scarborough By-law 9812

(354) Exception RD 354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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; and
(C) on the lands municipally known as 65, 67, 77 and 79 Highcastle Road, 197, 199 and 201 Oakmeadow Boulevard, 22, 24, 26, 32, 34 and 36 Stonefield Crescent, the minimum **lot frontage** is 13.5 metres and the minimum **lot area** is 557 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(355) Exception RD 355

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
(B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(364) Exception RD 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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**;
- (D) On the **lots** municipally known as 49, 49A, 71, 73, 75 and 77 Winter Avenue the following regulations also apply:
 - (i) a **semi-detached house** may be erected on the **lot**, if the **lot frontage** is a minimum of 18.0 metres and the minimum **lot area** is 613 square metres or each **dwelling unit** in the **semi-detached house** is on its own **lot** and that **lot** has a minimum **lot frontage** of 9.0 metres and the minimum **lot area** is 306 square metres; and
 - (ii) a **detached house** may be erected on the **lot**, if the **lot** has a minimum **lot frontage** of 9.0 metres and minimum **lot area** of 306 square metres; and
- (E) On the **lots** municipally known as 13 and 15 Winter Avenue and 108 Huntington Avenue the following regulations also apply:

A **building** containing a maximum of 1 **dwelling unit** for each 161 square metres of **lot area** is permitted if:

 - (i) it is set back from the **front lot line** a minimum of 7.5 metres; and
 - (ii) the **building** is set back from the **side lot lines** and rear line **lot** a distance equal to one-half the height of the **building**; and
- (F) On the **lots** municipally known as 65 Commonwealth Avenue the following regulations also apply:
 - (i) a **semi-detached house** may be erected on the **lot**, if the **lot frontage** is a minimum of 15.0 metres and the minimum **lot area** is 510 square metres or each **dwelling unit** in the **semi-detached house** is on its own **lot** and that **lot** has a minimum **lot frontage** of 7.5 metres and the minimum **lot area** is 255 square metres;
 - (ii) a **duplex** may be erected on the **lot**, if the **lot frontage** is a minimum of 15.0 metres and the minimum **lot area** is 510 square metres; and
 - (iii) a **detached house** may be erected on the **lot**, if the **lot** has a minimum **lot frontage** of 7.5 metres and minimum **lot area** of 255 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(366) Exception RD 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 Brimley 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(370) Exception RD 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) the elevation of the **basement** floor shall be a minimum of 3.6 metres higher than the invert of the Creek;
- (E) on lands known municipally as 96 Cedarbrae Boulevard the minimum **building setback** from a **side yard** is 0.58 metres; and
- (F) on lands known municipally as 110 Cedarbrae Boulevard and 260, 262, 264 and 266 Bellamy Road North, the minimum **building setback** from a **lot line** that abuts Bellamy Road North is 22.0 metres measured from the centreline of the original road allowance.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(374) Exception RD 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 **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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) the minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) the minimum **building setback** from a **front lot line** that abuts Bellamy Road, Brimley Road, McCowan Road, Midland Avenue or Danforth Road is 22.0 metres, measured from the original centreline of the **street**; and
- (E) on the lands municipally know as 204 Bellamy Road North:
 - (i) a maximum of 40 m² of the **basement** of the residence may be used for **personal service shops** limited to a beauty parlour and hairdressing salon; and
 - (ii) 2 **parking spaces** may be located side by side or in tandem on the **driveway** leading to the required residential parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(376) Exception RD 376

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 4.5 metres; and
- (E) the required **parking space** shall be located in the **principal building**;

(377) Exception RD 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) the minimum **building setback** from a **side lot line** is
 - (i) 0.9 metres for **lots** municipally known as 38 to 56 Torrance Road inclusive of even and odd addresses and residentially zoned lands at 395 McCowan Road; and
 - (ii) 1.2 metres in all other cases;
- (C) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) the minimum **building setback** from a **front lot line** that abuts Bellamy 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 must be set back a minimum of 0.3 from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(379) Exception RD 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) 0.9 metres for **lots** municipally known as 34 and 36 Torrance Road and 73 to 80 Fred Bland Crescent inclusive of even and odd addresses;
 - (ii) in all other cases 1.0 metre 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%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(384) Exception RD 384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) The only **building** types permitted are **detached houses** and **ancillary** uses are permitted.
- (B) The provisions for 20 Ballyconnor Court are:
 - (i) the minimum **lot** width is 17.2 metres;
 - (ii) the maximum **building length** is 18.3 metres; and
 - (iii) the minimum east **side yard setback** is 1.22 metres and the west **side yard setback** is 1.83 metres.
- (C) The provisions for 38 Ballyconnor Court are:
 - (i) the minimum **lot** width is 16.55 metres;
 - (ii) the minimum **lot frontage** is 15.67 metres;
 - (iii) the maximum **building length** is 19.0 metres;
 - (iv) the minimum **front yard setback** is 5.5 metres; and
 - (v) the minimum east **side yard setback** is 6.0 metres and the west **side yard setback** is 1.22 metres.
- (D) The provision for 20 and 38 Ballyconnor Court is:
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **building length** is 19.8 metres;
- (B) the minimum **building setback** from the **side lot line** is 1.22 metres; and
- (C) the minimum **building setback** from a **rear lot line** is 10.0 metres for all **buildings** and **structures** including swimming pools.

(391) Exception RD 391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(392) Exception RD 392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) on the **lots** municipally known as 1 and 3 Ravine Drive, Schedule "C" Exception 27-I, of Scarborough By-law 10010;
- (B) on the **lot** municipally known as 6 Ravine Drive, Schedule "C" Exception 27-III, of Scarborough By-law 10010;
- (C) on the **lot** municipally known as 3 Windy Ridge Drive, Schedule "C" Exception 27-II, of Scarborough By-law 10010;
- (D) on the **lot** municipally known as 22 Windy Ridge Drive, Schedule "C" Exception 27-IV, of Scarborough By-law 10010;
- (E) on the **lot** municipally known as 24 Windy Ridge Drive, Schedule "C" Exception 27-V, of Scarborough By-law 10010;
- (F) on the **lot** municipally known as 24 Windy Ridge Drive, Schedule "C" Exception 27-VII, of Scarborough By-law 10010;
- (G) on the **lot** created on Windy Ridge Drive from the closed right-of-way formerly known as Royal Avenue, Schedule "C" Exception 27-VI, of Scarborough By-law 10010;
- (H) on the **lots** municipally known as 19 and 21 Bellehaven Crescent, Schedule "C" Exception 27-VIII, of Scarborough By-law 10010;
- (I) on the **lot** municipally known as 27 Bellehaven Crescent, Schedule "C" Exception 27-IX, of Scarborough By-law 10010;
- (J) on the **lot** municipally known as 29 Bellehaven Crescent, Schedule "C" Exception 27-X, of Scarborough By-law 10010;
- (K) on the **lot** municipally known as 31 Bellehaven Crescent, Schedule "C" Exception 27-XI, of Scarborough By-law 10010;
- (L) on the **lot** municipally known as 33 Bellehaven Crescent, Schedule "C" Exception 27-XII, of Scarborough By-law 10010;
- (M) on the **lot** municipally known as 26 Parkcrest Drive, Schedule "C" Exception 27-XIII, of Scarborough By-law 10010;
- (N) on the **lot** municipally known as 8 ParkCrest Drive, Schedule "C" Exception 28-III, of Scarborough By-law 10010;
- (O) on the **lot** municipally known as 5 Annis Road, Schedule "C" Exception 27-XVIII, of Scarborough By-law 10010;
- (P) on the **lot** municipally known as 7 Annis Road, Schedule "C" Exception 28-I, of Scarborough By-law 10010;
- (Q) on the **lot** municipally known as 9 Annis Road, Schedule "C" Exception 27-XV, of Scarborough By-law 10010;
- (R) on the **lot** municipally known as 31 Annis Road, Schedule "C" Exception 27-XIV, of Scarborough By-law 10010;
- (S) on the **lot** municipally known as 1 Hill Crescent, Schedule "C" Exception 27-XXIV, of Scarborough By-law 10010;
- (T) on the **lot** municipally known as 12 Hill Crescent, Schedule "C" Exception 27-XX, of Scarborough By-law 10010;
- (U) on the **lot** municipally known as 16 Hill Crescent, Schedule "C" Exception 27-XXI, of Scarborough By-law 10010;
- (V) on the **lot** municipally known as 18 Hill Crescent, Schedule "C" Exception 27-XIX, of Scarborough By-law 10010;
- (W) on the **lot** municipally known as 19 Hill Crescent, Schedule "C" Exception 27-XXIII, of Scarborough By-law 10010; and
- (X) on the **lot** municipally known as 20 Hill Crescent, Schedule "C" Exception 28-II, of Scarborough By-law 10010.

(393) Exception RD 393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (F) on the **lots** municipally known as 58 and 60 Bethune Boulevard the minimum **front yard setback** is 5.7 metres.

Prevailing By-laws and Prevailing Sections:

- (A) on the **lots** municipally known as 69 and 69A Bethune Boulevard Schedule "C" Exception 7, of Scarborough By-law 10010.

(394) Exception RD 394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(395) Exception RD 395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) on the **lots** municipally known as 2 Hill Crescent, Schedule "C" Exception 27-XVI, of Scarborough By-law 10010;
- (B) on the **lots** municipally known as 4 Hill Crescent, Schedule "C" Exception 27-XVII, of Scarborough By-law 10010; and
- (C) on the **lots** municipally known as 26 Markham Road, Schedule "C" Exception 27-XXII, of Scarborough By-law 10010.

(396) Exception RD 396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(397) Exception RD 397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(398) Exception RD 398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(399) Exception RD 399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(400) Exception RD 400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(401) Exception RD 401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(402) Exception RD 402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(403) Exception RD 403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(404) Exception RD 404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(405) Exception RD 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(406) Exception RD 406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(407) Exception RD 407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(408) Exception RD 408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(409) Exception RD 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(410) Exception RD 410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (I) No portion of the **building** or projection from it is permitted to encroach into a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(411) Exception RD 411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 5.7metres;

(416) Exception RD 416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the portion of **building** containing a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**

Prevailing By-laws and Prevailing Sections:

(None Apply)

(427) Exception RD 427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(432) Exception RD 432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **lot coverage** is 50%; and
- (B) regulations 10.20.40.20 and 10.20.40.30 do not apply.

(437) Exception RD 437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(438) Exception RD 438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (G) on 1 and 36 Wildlark Drive the minimum **building setback** from a **side lot line** that abuts a **street** is

4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(439) Exception RD 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (H) on 2 and 4 Dunstall Crescent, the minimum **lot area** is 464 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(440) Exception RD 440

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(441) Exception RD 441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(442) Exception RD 442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(443) Exception RD 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) on Block "B" registered Plan M-1094, Schedule "C" Exception 26, of Scarborough By-law 10327

(444) Exception RD 444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(445) Exception RD 445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(446) Exception RD 446

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(447) Exception RD 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(448) Exception RD 448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(449) Exception RD 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(450) Exception RD 450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(451) Exception RD 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (H) on the **lots** municipally known as 53,55,57 and 59 Farwood Crescent the minimum **lot frontage** is 11.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(452) Exception RD 452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the only uses permitted are:
 - (i) one **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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(453) Exception RD 453

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(454) Exception RD 454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(455) Exception RD 455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(456) Exception RD 456

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(457) Exception RD 457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(458) Exception RD 458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(459) Exception RD 459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(460) Exception RD 460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(461) Exception RD 461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(462) Exception RD 462

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(463) Exception RD 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(464) Exception RD 464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) on 102 and 102A Poplar Road, Schedule "C" Exception 25, of Scarborough By-law 10327

(465) Exception RD 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(466) Exception RD 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(467) Exception RD 467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(468) Exception RD 468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) on the odd numbered **lot** from 157 to 165 Celeste Drive, Schedule "C" Exceptions 20 and 301, of Scarborough By-law 10327.

(469) Exception RD 469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(470) Exception RD 470

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(471) Exception RD 471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(472) Exception RD 472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(473) Exception RD 473

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(474) Exception RD 474

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(475) Exception RD 475

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(476) Exception RD 476

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(477) Exception RD 477

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(478) Exception RD 478

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(479) Exception RD 479

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(480) Exception RD 480

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(481) Exception RD 481

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(482) Exception RD 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(483) Exception RD 483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(484) Exception RD 484

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(485) Exception RD 485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(486) Exception RD 486

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(487) Exception RD 487

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(488) Exception RD 488

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(489) Exception RD 489

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(490) Exception RD 490

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(491) Exception RD 491

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(492) Exception RD 492

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(493) Exception RD 493

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(494) Exception RD 494

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as 13 Pickford Road, Schedule "C" Exception 89, of Scarborough By-law 10327

(495) Exception RD 495

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(496) Exception RD 496

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(497) Exception RD 497

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(498) Exception RD 498

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(499) Exception RD 499

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 49, of Scarborough By-law 10327.

(500) Exception RD 500

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the length of **building** regulations do not apply to these lands.

(501) Exception RD 501

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from the **front lot line** is 7.5 metres;
- (B) the minimum **building setback** from the **side lot line** is 1.2 metres;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (E) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) the maximum total floor area for **ancillary buildings** is 100 square metres.

(502) Exception RD 502

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres;
- (F) despite (B) above, the 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
- (G) all **buildings** must be located a minimum of 10.0 metres from the top-of-bank line identified by the T.R.C.A.

Prevailing By-laws and Prevailing Sections: None Apply

(503) Exception RD 503

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the following **lots** 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 minimum **front yard setbacks**:
 - (i) 10.0 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from the **front lot line** is 15.0 metres; and
- (B) the minimum **building setback** from the **side lot line** is 1.8 metres.

(505) Exception RD 505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres;
- (F) a detached garage is not permitted.

(506) Exception RD 506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the RD zone, a professional medical office and a dispensing pharmacy 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 lands must comply with exception 900.3.10 (69).

(507) Exception RD 507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **lot coverage** is 40%;
- (B) the minimum **building setback** from the **side lot line** is 1.8 metres;
- (C) the maximum **building length** is 19.8 metres; and
- (D) the maximum **gross floor area** of all **buildings** is 399.47 square metres.

(508) Exception RD 508

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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**.

(519) Exception RD 519

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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**.

(525) Exception RD 525

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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**.

(526) Exception RD 526

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 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**.

(534) Exception RD 534

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 metres;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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**: and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 13, of Scarborough By-law 16762

(541) Exception RD 541

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) on a **corner lot** the minimum **lot frontage** is 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**; and
- (F) on the **lots** municipally known as 107 to 109 and 111 to 113 Seagrave Crescent a one half of a semi detached home is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(557) Exception RD 557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) a swimming pool is permitted in the **street yard** if it is a minimum of 0.9 metres from a **lot line** that abuts the **street**.

(573) Exception RD 573

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**; and
- (G) the maximum **building** height and the maximum number of **storeys** for each **lot** is the actual **building** height and number of **storeys lawfully existing** on each **lot** on the date of the enactment of this by-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(577) Exception RD 577

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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.

Prevailing By-laws and Prevailing Sections:

- (A) for the **lot** municipally known as 10126 Sheppard avenue East, Schedule "C" Exception 35, of Scarborough By-law 15907
- (B) For the lands located adjacent and to the rear of 33 and 35 Boywood Lane, Schedule "C" Exception 46, of Scarborough By-law 15907

(580) Exception RD 580

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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**; and
- (E) In addition to the uses permitted in the zone, a **Kenel** and a **Veterinary Hospital** are permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(612) Exception RD 612

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(614) Exception RD 614

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(615) Exception RD 615

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(616) Exception RD 616

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(617) Exception RD 617

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(618) Exception RD 618

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (G) the minimum setback from an open space zone is 0.9 metres.

(619) Exception RD 619

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(620) Exception RD 620

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(621) Exception RD 621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(622) Exception RD 622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(623) Exception RD 623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(624) Exception RD 624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(625) Exception RD 625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(626) Exception RD 626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(627) Exception RD 627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(628) Exception RD 628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres.

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(629) Exception RD 629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(630) Exception RD 630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(631) Exception RD 631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(632) Exception RD 632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(633) Exception RD 633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(634) Exception RD 634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(635) Exception RD 635

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(636) Exception RD 636

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(637) Exception RD 637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(638) Exception RD 638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(639) Exception RD 639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(640) Exception RD 640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(641) Exception RD 641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(642) Exception RD 642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(643) Exception RD 643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(644) Exception RD 644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(645) Exception RD 645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(646) Exception RD 646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(648) Exception RD 648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(649) Exception RD 649

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

(650) Exception RD 650

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the RD zone, a veterinary office is permitted, if:
 - (i) there is no boarding of animals; and
 - (ii) a minimum of 8 **parking spaces** are provided.

(651) Exception RD 651

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

(A) the minimum **building setback** from a **lot line** are:

- (i) for 1 Liberato Court 2.7 metres from the west **lot line** and 0.25 metres from the east **lot line**;
- (ii) for 3 Liberato Court 2.5 metres from the **rear lot line**;
- (iii) for 102 Codsell Avenue 1.2 metres from the east **lot line**; and
- (iv) for 98 Codsell Avenue the minimum **lot frontage** is 14.0 metres.

(653) Exception RD 653

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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** is 1.2 metres; and

(E) minimum **rear yard setback** is 7.5 metres.

(655) Exception RD 655

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) 1633 Sheppard Avenue West, Section 64.12(9) of the former City of North York Zoning By-law 7625

(657) Exception RD 657

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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.

(659) Exception RD 659

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) a 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) beauty salon is a maximum of 28 square metres of **interior floor area**; and
 - (h) **lot** has a minimum of 4 **parking spaces**.

(662) Exception RD 662

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.13(24) of the former City of North York Zoning By-law 7625

(663) Exception RD 663

The lands subject to this exception must comply with former City of North York by-law 27587.

(664) Exception RD 664

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 27588 and 32323.

(665) Exception RD 665

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 metres wide **landscape** buffer and minimum 1.5 metre 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 May 28, 1997;
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-laws 416-2003, and 1207-2009 as amended.

(674) Exception RD 674

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply City of Toronto by-law 712-2001.

(675) Exception RD 675

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply City of Toronto by-law 482-2006.

(676) Exception RD 676

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply City of Toronto by-law 745-2002.

(678) Exception RD 678

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-laws 32863 and 33049.

(679) Exception RD 679

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(683) Exception RD 683

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands may be used for two **lots** each containing a **detached house**.

(686) Exception RD 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(688) Exception RD 688

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions:

- (A) Regulations 10.20.40.20 and 10.20.40.30 do not apply to the lands subject to this exception.

(689) Exception RD 689

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **lot coverage** is 40%; and
- (B) the minimum **rear yard setback** is 7.5 metres.

(690) Exception RD 690

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) 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) 4.5 metres if the **lot line** abuts a **street**; and
 - (ii) 1.2 metres in all other cases; and
- (D) 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
- (E) the minimum setback from Highway 401 is 68.0 metres measured from the centreline of the highway;
- (F) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (G) for **lots** 45 and 46 of Reguistered Plan 2129 the minimum **lot frontage** is 15.0 metres and the minimum **lot area** is 929 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 97, 99, 101, 103, 121, 123 and 127 Zaph Avenue, by-law 895-2007(OMB).
- (B) On the lands west of Conlins Road, south of Highway 401 and north of Chartway Boulevard Schedule "C" Exception 18, of Scarborough By-law 10827.

(693) Exception RD 693

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(694) Exception RD 694

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(695) Exception RD 695

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(696) Exception RD 696

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(697) Exception RD 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**;
- (G) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (H) on a **lot** municipally known as:
 - (i) 56 Magnum Way, the minimum **lot frontage** is 9.0 metres;
 - (ii) 207 or 224 Ponymeadow Terrace, the minimum **lot frontage** is 10.0 metres; and
 - (iii) 736 Morrish Road, the minimum **lot frontage** is 13 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(698) Exception RD 698

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(699) Exception RD 699

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(700) Exception RD 700

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(701) Exception RD 701

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(702) Exception RD 702

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(703) Exception RD 703

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(704) Exception RD 704

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** that abuts Military trail is 22 metres, measured from the original centre line of the road;
- (D) the minimum 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 floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 2, of Scarborough By-law 10827.

(705) Exception RD 705

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(706) Exception RD 706

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(707) Exception RD 707

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum setback from a **front lot line** that abuts 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (D) on the **lots** municipally known as 20 and 24 Lash Court the minimum **lot frontage** is 27.0 metres and the minimum **lot area** is 721.5 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(708) Exception RD 708

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**;
- (F) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (G) On the **lots** municipally known as 32 Cosens Street and 24 Bazalgette Div, the minimum **building setback** from the north **lot line** is 2.4 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(709) Exception RD 709

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(710) Exception RD 710

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(711) Exception RD 711

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(712) Exception RD 712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(713) Exception RD 713

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) 6.0 metres if the **main wall** contains an vehicular entrance to a **parking space**; and
 - (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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(714) Exception RD 714

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(715) Exception RD 715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of Scarborough By-law 10827; and
- (B) on the **lots** municipally known as 6419 and 6421 Kingston Road, Schedule "C" Exception 24, of Scarborough By-law 10827

(716) Exception RD 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum setback from a **front lot line** that abuts Meadowvale Road 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;
- (D) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 3, 4, 5, 8 and 25, of Scarborough By-law 10827.

(717) Exception RD 717

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(718) Exception RD 718

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(719) Exception RD 719

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**;
- (F) the required **parking space** shall be located in a **building**;
- (G) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 4 and 22 of Scarborough By-law 10827.

(720) Exception RD 720

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(721) Exception RD 721

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(722) Exception RD 722

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(723) Exception RD 723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(724) Exception RD 724

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(725) Exception RD 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(726) Exception RD 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(727) Exception RD 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(728) Exception RD 728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(729) Exception RD 729

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(730) Exception RD 730

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(732) Exception RD 732

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(733) Exception RD 733

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(734) Exception RD 734

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(735) Exception RD 735

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(736) Exception RD 736

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(737) Exception RD 737

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(738) Exception RD 738

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(739) Exception RD 739

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(740) Exception RD 740

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(741) Exception RD 741

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(742) Exception RD 742

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(743) Exception RD 743

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(744) Exception RD 744

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(745) Exception RD 745

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(746) Exception RD 746

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(747) Exception RD 747

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(748) Exception RD 748

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(749) Exception RD 749

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply).

(750) Exception RD 750

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(751) Exception RD 751

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(752) Exception RD 752

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(753) Exception RD 753

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(754) Exception RD 754

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum setback from a **side lot line** is 1.2 metres; and
- (B) the required **parking space** shall be located in a **building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(755) Exception RD 755

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(757) Exception RD 757

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(758) Exception RD 758

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(761) Exception RD 761

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(762) Exception RD 762

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(763) Exception RD 763

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(764) Exception RD 764

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(765) Exception RD 765

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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;
- (E) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-**

detached House or Duplex is:

- (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) On the **lots** municipally known on October 29, 2004 as:
- (i) 713 Morrish Road, Part of **Lot 90**, Plan 2098, the minimum **rear yard building setback** is 9.2 metres;
 - (ii) 104 Scarboro Avenue, Part of **Lot 59**, Plan 2098, the minimum **building setback** from the south **lot line** is 1.8 metres; and
 - (iii) 100 Scarboro Avenue, Part of **Lot 60**, Plan 2098, the minimum **building setback** from the north **lot line** is 2.1 metres, and the minimum **building setback** from a **lot line** that abuts the **street** is 14.3 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(766) Exception RD 766

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(767) Exception RD 767

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(768) Exception RD 768

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(769) Exception RD 769

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(770) Exception RD 770

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(771) Exception RD 771

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres.

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(772) Exception RD 772

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(773) Exception RD 773

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(774) Exception RD 774

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(775) Exception RD 775

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(776) Exception RD 776

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(777) Exception RD 777

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(778) Exception RD 778

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(779) Exception RD 779

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(780) Exception RD 780

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(781) Exception RD 781

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(782) Exception RD 782

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(783) Exception RD 783

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(784) Exception RD 784

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(785) Exception RD 785

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(786) Exception RD 786

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(787) Exception RD 787

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(788) Exception RD 788

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(789) Exception RD 789

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(790) Exception RD 790

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws 29907.

(B) Regulations 10.20.40.20 and 10.20.40.30 do not apply to the lands subject to this exception.

(791) Exception RD 791

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) in addition to the uses permitted by the zone, a **place of worship** is also permitted.

(803) Exception RD 803

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(807) Exception RD 807

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(808) Exception RD 808

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(809) Exception RD 809

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(810) Exception RD 810

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(811) Exception RD 811

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(812) Exception RD 812

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) (D) the minimum setback from a **front lot line** is:
 - (i) 7.5 metre if **front lot line** abuts Middlefield Road or McNicoll Avenue; and
 - (ii) for the odd numbered **lots** municipally known as 25 Pebblewood Avenue, 139 to 141 Valley stream Drive, and 35 to 39 and 51 to 55 Green Spring Drive, and the even numbered **lot** from 74 to 80 Green Spring Drive, the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** containing an entrance to a **parking space** must be set back a minimum of 6.0 metres; and
 - (iii) 6.0 metres in all other cases;
- (E) the minimum **building setback** from a **side lot line** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(813) Exception RD 813

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(814) Exception RD 814

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(815) Exception RD 815

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(816) Exception RD 816

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(817) Exception RD 817

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(818) Exception RD 818

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(819) Exception RD 819

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(820) Exception RD 820

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(821) Exception RD 821

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(822) Exception RD 822

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(823) Exception RD 823

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(824) Exception RD 824

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(825) Exception RD 825

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(826) Exception RD 826

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(827) Exception RD 827

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(828) Exception RD 828

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(829) Exception RD 829

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(830) Exception RD 830

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(831) Exception RD 831

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(832) Exception RD 832

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(833) Exception RD 833

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(834) Exception RD 834

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(835) Exception RD 835

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(836) Exception RD 836

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(837) Exception RD 837

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(838) Exception RD 838

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(839) Exception RD 839

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(840) Exception RD 840

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(841) Exception RD 841

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(842) Exception RD 842

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(843) Exception RD 843

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(844) Exception RD 844

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(845) Exception RD 845

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(846) Exception RD 846

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-laws 1375-2007.

(848) Exception RD 848

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Sections 64.13(44), 64.20-A(107), 64.20-A(154), 64.20-A(155) of the former City of North York Zoning By-law 7625

(849) Exception RD 849

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(850) Exception RD 850

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(851) Exception RD 851

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(852) Exception RD 852

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(853) Exception RD 853

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(854) Exception RD 854

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(855) Exception RD 855

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(856) Exception RD 856

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(857) Exception RD 857

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(858) Exception RD 858

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(859) Exception RD 859

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(860) Exception RD 860

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 25.0 metres.

(862) Exception RD 862

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 10.0 metres.

(865) Exception RD 865

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 33.0 metres.

(866) Exception RD 866

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 22.0 metres.

(867) Exception RD 867

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 34.0 metres.

(868) Exception RD 868

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 40.0 metres.

(869) Exception RD 869

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 24.0 metres.

(871) Exception RD 871

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 36.0 metres.

(875) Exception RD 875

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 23.0 metres.

(879) Exception RD 879

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 9.0 metres.

(880) Exception RD 880

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 31.0 metres.

(883) Exception RD 883

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) 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 at not further reduced.

(884) Exception RD 884

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 32166.

(887) Exception RD 887

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) in addition to the uses permitted by the zone, a **public school**, and **day nursery** is permitted.

(888) Exception RD 888

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

Section 64.13(33) of the City of North York Zoning By-law 7625

(889) Exception RD 889

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.13(34) of the City of North York Zoning By-law 7625

(890) Exception RD 890

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.13(35) of the City of North York Zoning By-law 7625

(891) Exception RD 891

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.13(36) of the City of North York Zoning By-law 7625

(892) Exception RD 892

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 24 Malcolm Road, Section 6.2.4.1, as amended, of the former Town of Leaside Zoning By-law 1916

(893) Exception RD 893

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **front yard setback** is 30 metres;

(B) the minimum **building setback** from a **side lot line** is 1.8 metres from one **side lot line** and 4.2 metres from the other **side lot line**;

(C) the minimum setback from a **rear lot line** is 9.5 metres;

(D) the maximum total floor area permitted for **ancillary buildings** under 10.5.60.50 (2) does not apply; and

(E) the maximum **lot coverage** permitted for **ancillary buildings** under 10.5.60.70(1) does apply.

Prevailing By-laws and Prevailing Sections: No Apply

(894) Exception RD 894

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 27597.

(895) Exception RD 895

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 26788.

(896) Exception RD 896

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the lands must comply with exception 900.3.10(69)

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 11577.

(897) Exception RD 897

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 include the boarding or lodging of animals.

(899) Exception RD 899

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections: The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 418-2000.

(900) Exception RD 900

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 22010.

(901) Exception RD 901

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1098-2006 (OMB).

(903) Exception RD 903

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is 8.5 metres.

(905) Exception RD 905

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 122 Dawes Road, Section 7.4.4.1, as amended, of the former Borough of East York Zoning By-law 6752

(909) Exception RD 909

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 1076 Pape Avenue, Section 7.4.4.2, as amended, of the former Borough of East York Zoning By-law 6752

(910) Exception RD 910

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 7.4.4.4, as amended, of the former Borough of East York Zoning By-law 6752

(911) Exception RD 911

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 662 Victoria Park Avenue, Section 7.4.4.5, as amended, of the former Borough of East York Zoning By-law 6752

(912) Exception RD 912

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** shall be 10 metres;
- (B) the minimum **side yard setback** shall be 3 metres on each side;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (E) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) the maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None apply

(913) Exception RD 913

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** shall be 22 metres;
- (B) the minimum **side yard setback** shall be 3 metres on each side;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (E) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) the maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None apply

(914) Exception RD 914

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 81 Peard Road, Section 7.5.4.8, as amended, of the former Borough of East York Zoning By-law 6752

(915) Exception RD 915

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 301 Cedarvale Avenue, Section 7.4.4.6, as amended, of the former Borough of East York Zoning By-law 6752

(917) Exception RD 917

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 5 Everett Crescent, Section 7.4.4.6, as amended, of the former Borough of East York Zoning By-law 6752

(918) Exception RD 918

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 80 Eldon Avenue, Section 12.1.20, as amended, of the former Borough of East York Zoning By-law 6752

(919) Exception RD 919

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 337 Cedarvale Avenue, Section 12.1.30, as amended, of the former Borough of East York Zoning By-law 6752

(921) Exception RD 921

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(923) Exception RD 923

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (E) on the lands municipally known as 109 Cass Avenue, the minimum **lot frontage** is 13.0 metres and the minimum **lot area** is 548.0 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(924) Exception RD 924

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(925) Exception RD 925

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (H) on the lands municipally known as 16 Belgreen Avenue the minimum **building setback** from the **front lot line** is 5.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(926) Exception RD 926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(927) Exception RD 927

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(928) Exception RD 928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(929) Exception RD 929

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) on the **lots** municipally known as 145 and 147 Earlton Drive, the minimum **front yard building setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(930) Exception RD 930

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(931) Exception RD 931

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(932) Exception RD 932

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(933) Exception RD 933

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(934) Exception RD 934

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(935) Exception RD 935

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(936) Exception RD 936

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (I) on the lands municipally known as 35 Tamora Court, if a **detached house** existed on the date of the date of the enactment of this by-law, the minimum **building setback** from the **front lot line** is 4.68 metres and the minimum **building setback** from the westerly **lot line** is 1.35 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(937) Exception RD 937

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (H) on the lands municipally known as 2651 Kennedy Road the maximum **gross floor area** permitted is 198.0 square metres; and
- (I) on the lands municipally known as 2697 Kennedy Road on office is permitted in a **detached house** that existed on the **lot** in 1988 if:
 - (i) the office use is only for the production of computer software; and
 - (ii) all **parking spaces** and **landscaping** areas in existence on January 1, 1989 are retained.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(938) Exception RD 938

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(939) Exception RD 939

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(940) Exception RD 940

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(941) Exception RD 941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) a detached garage may be located in the **front yard** if it is not located in the required **front yard building setback**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(942) Exception RD 942

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(943) Exception RD 943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (G) on the lands municipally known as 2493 Kennedy Road a medical office is permitted if:
 - (i) it does not occupy more than 25% of the **gross floor area** of the **principal building**;
 - (ii) it does not have more than 1 employee; and
 - (iii) only one sign having a maximum area of 28.0 square centimetres is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(944) Exception RD 944

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(945) Exception RD 945

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(946) Exception RD 946

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(947) Exception RD 947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) on the lands municipally known as 2577 Kennedy Road:
- (i) the minimum **lot frontage** is 9.0 metres; and
 - (ii) a detached garage or carport may be located in the **front yard** if it is a minimum of 41.0 metres from the centreline of Kennedy Road, 10.0 metres from the north property line and 0.6 metres from the south property line.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(948) Exception RD 948

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(949) Exception RD 949

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(950) Exception RD 950

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(951) Exception RD 951

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(952) Exception RD 952

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(953) Exception RD 953

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(954) Exception RD 954

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(955) Exception RD 955

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (E) on the lands municipally known as 857 Huntingwood Drive; a **building** existing on the date of enactment of this by-law may remain as sited.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(956) Exception RD 956

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(957) Exception RD 957

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(958) Exception RD 958

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(959) Exception RD 959

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(960) Exception RD 960

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(961) RD 961

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: None apply

(962) Exception RD 962

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is 18.5 metres; and
- (B) the **building length** regulations do not apply.

(963) Exception RD 963

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 8.0 metres.

(964) Exception RD 964

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 9.5 metres.

(965) Exception RD 965

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands the minimum **front yard setback** is 12.5 metres.

(966) Exception RD 966

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) for **lots** municipally known as 8 to 24, and 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 80 and 82 Chapman Avenue, Section 7.5.4.39, as amended, of the former Borough of East York Zoning By-law 6752

(969) Exception RD 969

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 64.12(1) of the City of North York Zoning By-law 7625.

(970) Exception RD 970

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot area** is 0.8 hectares;
- (B) the minimum **lot frontage** is 60.0 metres;
- (C) the minimum **front yard setback** is 30.0 metres;
- (D) the minimum **building setback** from a **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 13.0 metres; and
- (G) the maximum **lot coverage** is 25%.

(971) Exception RD 971

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) lands on Registered Plan M-809 may be used for a **detached house** if the minimum **front yard setback** is 9.14 metres;
- (B) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (C) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (D) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) the maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None apply

(972) Exception RD 972

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) lands on Registered Plan M-809 may be used for a **detached house** if the minimum **front yard setback** is 9.14 metres;
- (B) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres

- if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (C) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (D) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) the maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None apply

(973) Exception RD 973

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) lands on Registered Plan M-809 may be used for a **detached house** if the **lot** has a minimum **front yard setback** of 9.14 metres;
- (B) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (C) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (D) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) the maximum total floor area for **ancillary buildings** is 100 square metres;
- (F) a swimming pool may be constructed in the **front yard** of the existing **detached house** located on **lot 95**, Plan M-809, if the swimming pool is set back a minimum distance of 16.8 metres from the northerly limit of Shady Oaks Crescent, and 2.74 metres from the westerly **lot line**.

Prevailing By-laws and Prevailing Sections: None apply

(974) Exception RD 974

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 metre;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(975) Exception RD 975

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** is:
 - (i) 15.0 metres from Fifeshire Road; and
 - (ii) 18.0 metres from Bayview Avenue;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;

- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: none apply

(976) Exception RD 976

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) for a **detached 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) the required **parking spaces** 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 all 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 one half the height of the **building**;
 - (iii) the **gross floor area** used for a **place of worship** must not be more than 80% of that portion of the **lot area** containing the **place of worship**.

(977) Exception RD 977

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) if the lands are municipally known as 40 to 46 (even only) Risa Boulevard and 3 to 15 (odd only) 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 **building length** is 16.8 metres;
 - (vii) for a **key lot**, the maximum **building length** must be measured from the **front wall** of the **building**; and
 - (viii) for those lands shown as **Lot 2** (40 Risa Boulevard) the maximum **lot coverage** is 39%; and
- (B) for the lands 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** is 1.2 metres on one side and 0.6 metres on the other side;
 - (iv) the maximum **building** height is the lesser of 3 **storeys** and 8.8 metres;
 - (v) the maximum **building length** is 16.8 metres; and
 - (vi) the maximum **driveway** slope is 10%.

(978) Exception RD 978

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **front yard setback** is 4.6 metres;
- (B) the minimum **rear yard setback** is 7.9 metres;
- (C) the minimum east **side yard setback** is 0.48metres;

- (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; and
- (F) the maximum **lot coverage** is 45%.

(979) Exception RD 979

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is 8.5 metres;
- (B) the minimum **lot area** is 350 square metres;
- (C) the minimum **side yard setback** is 0.3 metres and the total of both **side yard setbacks** must be a minimum of 1.5 metres;
- (D) the maximum **building** height is the lesser of 8.8 metres and 3 **storeys**;
- (E) the minimum width of a mutual **driveway** is 3.0 metres of which a minimum of 1.5 metres must be on each abutting **lot**;
- (F) the minimum **rear yard setback** for garages and **ancillary buildings** is 7.5 metres; and
- (G) no **open storage** is permitted to be located behind a garage in the **rear yard**.

(981) Exception RD 981

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 house** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) in addition to the uses permitted in the zone, the **lot** may be used for a business office and professional office, if:
 - (i) the maximum **gross floor area** of the **building** is not more than 50% of the **lot area**;
 - (ii) the minimum **front yard setback** is 4.8 metres;
 - (iii) the minimum **building setback** from the west **side lot line** is 1.8 metres; and
 - (iv) the minimum **building setback** from the east **side lot line** is 7.0 metres.

(983) Exception RD 983

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) in addition to the uses permitted in the zone, the lands may be used for a school providing instruction in the operation of motor **vehicles** if:

- (i) the **dwelling unit** is the principal residence of the driving school teacher;
- (ii) the maximum **gross floor area** to be devoted to the driving school and accessory offices uses shall be 13.4 square metres;
- (iii) the minimum **building setback** from a **lot line** is:
 - (a) 7.6 metres from the **front lot line**;
 - (b) 1.22 metres from the northerly **side lot line**; and
 - (c) 3.3 metres from the southerly **side lot line**; and
- (iv) a garage must be set back a minimum of 0.27 metres from the **rear lot line** and 0.91 metres from the southerly **side lot line**.

(991) Exception RD 991

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the minimum **side yard setback** is:

- (i) 1.2 metres on each side for a one **storey building**; and
- (ii) 1.2 metres on one side and 1.8 metres on the other side for a two **storey building**.

(992) Exception RD 992

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 **building length** is 16.8 metres.

(993) Exception RD 993

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **front yard** is 9.0 metres; and
- (B) the maximum **lot coverage** is 30.0%.

(994) Exception RD 994

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(995) Exception RD 995

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres;
- (F) in addition to the uses permitted by the zone, a **day nursery** is permitted if: it is located in a **place of worship building** or a **building** that is **ancillary** to a **place of worship**.

Prevailing By-laws and Prevailing Sections:

(996) Exception RD 996

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) in addition to the uses permitted by the zone, a **day nursery** is permitted.

(998) Exception RD 998

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 108-2001(OMB).

(1000) Exception RD 1000

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in addition to the uses permitted by the zone, a **day nursery** is permitted if it is located in a **place**

- of worship building** or a **building** that is **ancillary** to a **place of worship**;
- (B) the minimum **front yard setback** is 12.0 metres;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** must be set back from any **lot line** the greater of:
 - (i) the setback from such **lot line** required by this By-law; or
 - (ii) 6 metres;
- (E) the maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) the maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None apply

(1001) Exception RD 1001

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(1003) Exception RD 1003

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **side yard setback** is 1.8 metres.

(1005) Exception RD 1005

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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**, if:
 - (i) it is located in a **building** that existed on September 19, 2000;
 - (ii) the maximum **interior floor area** used for a **personal service shop** is 69 square metres;
 - (iii) the minimum **front yard setback** is 2.7 metres;
 - (iv) the maximum number of **parking spaces** is 5; and

- (v) the minimum **side yard setback** is 1.8 metres.

(1006) Exception RD 1006

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 enactment of this By-law comply with the provisions of this By-law; or
- (ii) be used to build a **semi-detached house** following the demolition of the existing **semi-detached house** if all other applicable regulations of this By-law are complied with.

(1008) Exception RD 1008

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

Section 16(250) of the former City of York Zoning By-law 1-83

(1009) Exception RD 1009

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **front yard setback** is 22 metres.

(A) On 17 Hycrest Avenue, Section 64.16(76) of the former City of North York Zoning By-law 7625

(1012) Exception RD 1012

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from the west **side lot line** is 0.3 metres.

Prevailing By-laws and Prevailing Sections:

(1014) Exception RD 1014

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(427) of the former City of York Zoning By-law 1-83

(1016) Exception RD 1016

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(186) of the former City of York Zoning By-law 1-83

(1017) Exception RD 1017

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 22 Rivercrest Road, Section 16(59) of the former City of York Zoning By-law 1-83

(1018) Exception RD 1018

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 residence 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(21) of the former City of York Zoning By-law 1-83

(1021) Exception RD 1021

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the minimum setback from a **side lot line** is 0.9 metres;

(B) an attached or detached garage shall be set back 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1022) Exception RD 1022

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1023) Exception RD 1023

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1024) Exception RD 1024

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1025) Exception RD 1025

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1026) Exception RD 1026

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1027) Exception RD 1027

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1028) Exception RD 1028

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1029) Exception RD 1029

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1030) Exception RD 1030

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1031) Exception RD 1031

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1032) Exception RD 1032

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1033) Exception RD 1033

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1034) Exception RD 1034

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1035) Exception RD 1035

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum setback from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (B) the maximum **lot coverage** is 50%; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1036) Exception RD 1036

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1037) Exception RD 1037

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1038) Exception RD 1038

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1039) Exception RD 1039

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1040) Exception RD 1040

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1041) Exception RD 1041

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1042) Exception RD 1042

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1043) Exception RD 1043

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1044) Exception RD 1044

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 abut 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1045) Exception RD 1045

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1046) Exception RD 1046

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1047) Exception RD 1047

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1048) Exception RD 1048

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1049) Exception RD 1049

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1050) Exception RD 1050

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1051) Exception RD 1051

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1052) Exception RD 1052

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1053) Exception RD 1053

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 abuts 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1054) Exception RD 1054

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 abuts 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1055) Exception RD 1055

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1056) Exception RD 1056

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1057) Exception RD 1057

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1058) Exception RD 1058

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 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 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1059) Exception RD 1059

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1060) Exception RD 1060

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1061) Exception RD 1061

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1065) Exception RD 1065

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1066) Exception RD 1066

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1067) Exception RD 1067

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1068) Exception RD 1068

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1069) Exception RD 1069

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1070) Exception RD 1070

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1071) Exception RD 1071

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1072) Exception RD 1072

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres.

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(1073) Exception RD 1073

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1074) Exception RD 1074

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1075) Exception RD 1075

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1076) Exception RD 1076

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1077) Exception RD 1077

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1078) Exception RD 1078

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1079) Exception RD 1079

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1080) Exception RD 1080

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1081) Exception RD 1081

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1082) Exception RD 1082

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1083) Exception RD 1083

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1084) Exception RD 1084

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1085) Exception RD 1085

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1086) Exception RD 1086

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1087) Exception RD 1087

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1088) Exception RD 1088

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) the minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is:

- (i) 30.0 metres if the **lot line** abuts Victoria Park Avenue; and
- (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; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1089) Exception RD 1089

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) on the **lot** municipally known as 18 Huntingwood Drive the **detached house** existing on the date of the enactment of this by-law may remain as sited.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1090) Exception RD 1090

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1091) Exception RD 1091

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1092) Exception RD 1092

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1093) Exception RD 1093

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1094) Exception RD 1094

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1095) Exception RD 1095

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1096) Exception RD 1096

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1097) Exception RD 1097

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1098) Exception RD 1098

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) the minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) the minimum setback from a **front lot line** is 6.0 metres;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1099) Exception RD 1099

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1100) Exception RD 1100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(1101) Exception RD 1101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1102) Exception RD 1102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1103) Exception RD 1103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1104) Exception RD 1104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1105) Exception RD 1105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1106) Exception RD 1106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1107) Exception RD 1107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1108) Exception RD 1108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1109) Exception RD 1109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1110) Exception RD 1110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1111) Exception RD 1111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1112) Exception RD 1112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1113) Exception RD 1113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1114) Exception RD 1114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1115) Exception RD 1115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1116) Exception RD 1116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1117) Exception RD 1117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 75, of Scarborough By-law 12466.

(1118) Exception RD 1118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(1119) Exception RD 1119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1120) Exception RD 1120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1121) Exception RD 1121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1122) Exception RD 1122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1123) Exception RD 1123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1124) Exception RD 1124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1125) Exception RD 1125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1127) Exception RD 1127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1128) Exception RD 1128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1129) Exception RD 1129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1130) Exception RD 1130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1131) Exception RD 1131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (F) on **lots** municipally known as 5316 and 5318 Lawrence Avenue East the only use permitted in a fire hall.

Prevailing By-laws and Prevailing Sections:

(None apply)

(1132) Exception RD 1132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum setback from a **front lot line** is:
 - (i) 22.5metres 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1133) Exception RD 1133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1134) Exception RD 1134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1135) Exception RD 1135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1136) Exception RD 1136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1137) Exception RD 1137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1139) Exception RD 1139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1140) Exception RD 1140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1141) Exception RD 1141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1142) Exception RD 1142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1143) Exception RD 1143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1144) Exception RD 1144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1145) Exception RD 1145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1146) Exception RD 1146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1147) Exception RD 1147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1148) Exception RD 1148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1149) Exception RD 1149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1150) Exception RD 1150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1151) Exception RD 1151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1152) Exception RD 1152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1153) Exception RD 1153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1154) Exception RD 1154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1155) Exception RD 1155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1156) Exception RD 1156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1157) Exception RD 1157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1158) Exception RD 1158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1159) Exception RD 1159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1160) Exception RD 1160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1161) Exception RD 1161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1162) Exception RD 1162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1163) Exception RD 1163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1164) Exception RD 1164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 37 and 38, of Scarborough By-law 12077

(1165) Exception RD 1165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1166) Exception RD 1166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1167) Exception RD 1167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1168) Exception RD 1168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1169) Exception RD 1169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1170) Exception RD 1170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1171) Exception RD 1171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1172) Exception RD 1172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1173) Exception RD 1173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1174) Exception RD 1174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1175) Exception RD 1175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1176) Exception RD 1176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1177) Exception RD 1177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1178) Exception RD 1178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1179) Exception RD 1179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1180) Exception RD 1180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(1181) Exception RD 1181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1182) Exception RD 1182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1183) Exception RD 1183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1185) Exception RD 1185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1186) Exception RD 1186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1188) Exception RD 1188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1189) Exception RD 1189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres
- (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**.

(1190) Exception RD 1190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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 floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (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**; and
- (I) the required **parking space** shall be located in a **building**.

(1191) Exception RD 1191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(1192) Exception RD 1192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (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**.

(1193) Exception RD 1193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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 floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex or Townhouse** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (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**.

(1194) Exception RD 1194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 735-2005(OMB).

(1197) Exception RD 1197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30189.

(B) Regulations 10.20.40.20 and 10.20.40.30 do not apply to the lands subject to this exception.

(1198) Exception RD 1198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands subject to this exception must comply with City of Toronto by-laws 1001-2003, 815-2005.

(1199) Exception RD 1199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(1) of the former City of York Zoning By-law 1-83 and former City of York by-law 12349.

(1200) Exception RD 1200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is:

- (i) 14.3 metres for 3 Strathearn 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) Regulation 10.5.80.40 (2) does not apply to prevent a depressed private garage in a **detached house** at 3 Strathearn Road or 3A Strathearn Road, if a **driveway** leading to it has a maximum downward slope of 11%.

(D) The following regulations do not apply to 3 Strathearn Road or 3A Strathearn Road:

- (i) 10.20.40.10 (2), regarding the height of specified pairs of **main walls**;
- (ii) 10.20.40.10 (4), regarding a **detached house** with a flat or shallow roof;
- (iii) 10.20.40.20, regarding **building length**; and
- (iv) 10.20.40.30, regarding **building depth**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1201) Exception RD 1201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(37) of the former City of York Zoning By-law 1-83

(1202) Exception RD 1202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 8 Westover Hill Road, Section 16(35) of the former City of York Zoning By-law 1-83

(1203) Exception RD 1203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 6 Westover Hill Road, Section 16(69) of the former City of York Zoning By-law 1-83

(1204) Exception RD 1204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 118 Chiltern Hill Road, Section 16(270) of the former City of York Zoning By-law 1-83

(1205) Exception RD 1205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1700 Bathurst Street, Section 16(119) of the former City of York Zoning By-law 1-83

(1206) Exception RD 1206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 14 Connaught Circle, Section 16(171) of the former City of York Zoning By-law 1-83

(1207) Exception RD 1207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 2365-2373 Weston Road, Section 16(287) of the former City of York Zoning By-law 1-83

(1209) Exception RD 1209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the maximum **lot coverage** is 50%;
- (D) a **detached house** must have a minimum of 2 **storeys**;
- (E) the second **storey** must have an **gross floor area** that is at least 70% of the **gross floor area** of the **first floor**;
- (F) the minimum **gross floor area** of a **detached house** is that which existed on the day of the enactment of this By-law;
- (G) the minimum **side yard setback** is:
 - (i) 0.45 metres if the **lot frontage** is less than 12.0 metres; and
 - (ii) 0.75 metres if the **lot frontage** is 12.0 metres or more; and
- (H) in a **front yard** or a **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: None apply

(1210) Exception RD 1210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in addition to the uses permitted in the zone, a medical and dental office is permitted if the **dwelling unit** is the place of residence of the practitioner;
- (B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) the maximum **lot coverage** is 50%;
- (E) a **detached house** must have a minimum of 2 **storeys**;
- (F) the second **storey** must have an **gross floor area** that is at least 50% of the **gross floor area** of the **first floor**;
- (G) the minimum **gross floor area** of a **detached house** is that which existed on the day of the enactment of this By-law;
- (H) the minimum **side yard setback** is:
 - (i) 0.3 metres if the **lot frontage** is less than 12.0 metres; and
 - (ii) 0.45 metres if the **lot frontage** is 12.0 metres or more;
- (I) the maximum number of **parking spaces** that may be located in a garage is 2; and
- (J) in a **front yard** or a **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(1212) Exception RD 1212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former Borough of East York by-laws 27-80 and 81-86 prevail.

(1213) Exception RD 1213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **front yard setback** is 9.0 metres;
- (B) the minimum **side yard setback** is 1.8 metres on each side for a one-**storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) if a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10 (4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres;
- (F) in addition to the uses permitted in the zone, a **place of worship** and **day nursery** is also permitted if:
 - (i) the **gross floor area** for a **day nursery** is not greater than 268 square metres.
 - (ii) the maximum **gross floor area** for a **Place of Worship** and a **day nursery** is not greater than 2532 square metres; and
 - (iii) **parking space** are provided at a minimum rate of one for each 28 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: none apply

(1215) Exception RD 1215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) in addition to the use permitted in the zone, a **place of worship** is also permitted if:
- (i) the maximum **gross floor area** does not exceed the **gross floor area** that existed on the day of the enactment of this By-law;
 - (ii) the maximum **lot coverage** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **lot coverage** is 40%;
- (B) the minimum **side yard setback** must be 1.8 metres.

(1217) Exception RD 1217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1218) Exception RD 1218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1219) Exception RD 1219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 average elevation of grade at the **front lot line**; and
- (H) the maximum number of **storeys** is 2.

(1220) Exception RD 1220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 39, of Scarborough By-law 14402

(1222) Exception RD 1222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1229) Exception RD 1229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1230) Exception RD 1230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1231) Exception RD 1231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1232) Exception RD 1232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 m²;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 metres must be used for **landscaping** purposes only.

(1243) Exception RD 1243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1244) Exception RD 1244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law; 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 metres must be used for **landscaping** purposes only;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (H) on the lands municipally known as 1 Glendower Circuit, a maximum of 25% of the floor area of the **building** may be used for a medical office.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1245) Exception RD 1245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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**.

(1247) Exception RD 1247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) 12(2)66 of bylaw 438-86

(1249) Exception RD 1249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) If the **lot** contains a **detached house**, erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
 - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
 - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
 - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side wall of the **building** and the **side lot line**; and
 - (iv) any prior addition is at least 5 years old;
- (B) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted; and
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 323 of former City of Toronto By-law 438-86.

(1250) Exception RD 1250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) on a **lot**, an **apartment building** is not permitted;
- (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**; and
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: None Apply

(1251) Exception RD 1251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue 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. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1252) Exception RD 1252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, the permitted uses are not subject to Clause 40.10.40.1 (2) of this By-law.
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86.

(1253) Exception RD 1253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **hospital** is a permitted use.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, an **apartment building** is permitted, 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) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue 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. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, an **apartment building** with an **ancillary eating establishment** is permitted 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.

(1256) Exception RD 1256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **dwelling unit** in a **duplex** or in a **detached house** that is converted to allow two **dwelling units**, are permitted uses. [TO: 438-86; 12 (1) 243(a)]
- (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) 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**;
- (C) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) The lands must comply with exception 900.3.10(1249).

(1259) Exception RD 1259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, an **apartment building** is permitted.

(1261) Exception RD 1261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.

(1262) Exception RD 1262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **cemetery** and a **crematorium** is a permitted use.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(1263) Exception RD 1263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, an **apartment building** is permitted.

(1264) Exception RD 1264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320(B)]
- On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]]

Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **duplex** is permitted.

(1265) Exception RD 1265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

(1266) Exception RD 1266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (B) On a **lot**, a **semi-detached house** or **fourplex** is not a permitted use

(1267) Exception RD 1267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1268) Exception RD 1268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, the minimum **lot area** is 900 square metres. [TO: 438-86; 12 (2) 59]
- (C) On the lands, 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1269) Exception RD 1269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **duplex** is permitted subject to the requirements of a **duplex** in an R zone.

(1270) Exception RD 1270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 **gross floor 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(1272) Exception RD 1272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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.

(1274) Exception RD 1274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 380, 382, 384, 386 Rosewell Avenue and part of 1451 Avenue Road in 1988, Section 12(1) 8 of former City of Toronto By-law 438-86.

(1275) Exception RD 1275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
- (i) the original **building** has a **interior floor area** of at least 370 square metres;
 - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85];
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) 12(2)66 of bylaw 438-86
(B) The lands must comply with exception 900.3.10(1249).

(1276) Exception RD 1276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
- (i) the original **building** has a **interior floor area** of at least 370 square metres;
 - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1278) Exception RD 1278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres. [TO: 438-86; 12(2) 112]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1279) Exception RD 1279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, a semi-detached dwelling is not a permitted use. [TO: 438-86; 12 (2) 50]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Required **parking spaces** for **dwelling units** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) If 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for **dwelling units** 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) The lands must comply with exception 900.3.10(1249).

(1282) Exception RD 1282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199];
- (B) In a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1283) Exception RD 1283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Required **parking spaces** for **dwelling units** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86.

(1285) Exception RD 1285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86.

(B) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1286) Exception RD 1286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(1287) Exception RD 1287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(1288) Exception RD 1288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands on the west side of Southwood Drive, up to 132.6 metres north of Glen Ames , one **detached house**, one **semi-detached house** or one **townhouse** is the only permitted use. [TO: 438-86; 12 (2) 5(i)]

(B) On the lands on the west side of Southwood Drive, within 92.5 from the intersection with Glen Stewart Crescent no more than 8 **residential buildings** may be erected. [TO: 438-86; 12 (2) 5(ii)];

(C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1289) Exception RD 1289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue 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. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1291) Exception RD 1291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(1293) Exception RD 1293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (C) Despite 10.20.40.70 (3), the minimum **side yard setback** shall be 1.8 metres.

(1294) Exception RD 1294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Despite 10.20.40.70 (3), the minimum **side yard setback** shall be 1.8 metres.

(1295) Exception RD 1295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (i) 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.

(1297) Exception RD 1297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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.

(1299) Exception RD 1299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1981-360.

(1300) Exception RD 1300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 6.0 metres from any other **front lot line**; and
 - (ii) 5.7 metres from any **side lot line** that abuts a **street**;
- (B) the minimum **building setback** from a **side lot line** that does not abuts a **street** is 0.9 metres; and
- (C) **parking space** are to be provided at a minimum rate of 1.25 for each **dwelling unit**.

(1301) Exception RD 1301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 abuts 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) if a **lot** is a **corner lot** the minimum **lot frontage** is 13.0 metres;
- (B) the minimum **building setback** from a **front lot line** is:
 - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Avenue, Galloway Road, Morningside Avenue, Manse Road, Beechgrove Drive or Old Kingston Road;
 - (ii) 6.0 metres on all other cases; and
- (C) The minimum **building setback** from a **side lot line** is:
 - (i) 5.7 metres if the **lot line** abuts a **street**; and
 - (ii) 1.2 metres in all other cases;
- (D) the portion of a **building** containing a **parking space** may be located a minimum of 0.3 metres from a **side lot line**; and

(E) a minimum 1.5 m wide **landscaping** strip must be provided along the entire rear of a reversed **lot** and it is to be used for **landscaping** only.

(1307) Exception RD 1307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 323 of former City of Toronto By-law 438-86;

(B) Section 12(2)66 of former City of Toronto bylaw 438-86.

(1308) Exception RD 1308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 20 BUDGELL TER, former City of Toronto by-law 213-75.

(1309) Exception RD 1309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 4 - 46 MONTCLAIR AVE, the odd numbered addresses of 5 - 17 MONTCLAIR AVE, former City of Toronto by-law 223-79.

(1316) Exception RD 1316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, former City of Toronto by-law 96-0414.

(1317) Exception RD 1317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a **dwelling unit** in a **duplex** or in a **detached house** that is converted to allow two **dwelling units**, are permitted uses. [TO: 438-86; 12 (1) 243(a)]

(B) On the lands municipally known as 2 Nursewood Road in 1985, a **dwelling unit** in an **apartment building** is a permitted use. [TO: 438-86; 12 (1) 243(b)];

(C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) The lands must comply with exception 900.3.10(1249).

(1319) Exception RD 1319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite 10.20.40.70 (3), the minimum **side yard setback** shall be 1.8 metres;

(B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: none apply

(1321) Exception RD 1321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, an **apartment building** is permitted, 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) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 242 of former City of Toronto By-law 438-86.
- (B) The lands must comply with exception 900.3.10(1249).

(1323) Exception RD 1323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 529, 531, and 557 Spadina Road in 1972, a **duplex** is a permitted **building** type. [TO: 438-86; 12 (1) 318]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1324) Exception RD 1324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 44 and 62 Elmsthorpe Avenue in 1972, a **duplex** is a permitted **building** type. [TO: 438-86; 12 (1) 318]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (D) The lands must comply with exception 900.3.10(1249).

(1325) Exception RD 1325

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320];
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(1326) Exception RD 1326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274];
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback;
- (D) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted.

Prevailing By-laws and Prevailing Sections:

- (C) On the lands municipally known as 65 Marlee Avenue in 1978, Section 12(1) 321 of former City of Toronto By-law 438-86.
- (D) The lands must comply with exception 900.3.10(1249).

(1328) Exception RD 1328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 350 Russell Hill Road in 1998, Section 12(1) 446 of former City of Toronto By-law 438-86.

(1329) Exception RD 1329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) The lands must comply with exception 900.3.10(1249).

(1330) Exception RD 1330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (A) On 200 LONSDALE RD, former City of Toronto by-law 107-70.

(1331) Exception RD 1331

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

- (A) On 18 OLD FOREST HILL RD, former City of Toronto by-law 110-78.

(1332) Exception RD 1332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274];

(C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) The lands must comply with exception 900.3.10(1249).

(1333) Exception RD 1333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 1061 -1065 SPADINA RD, former City of Toronto by-law 270-78.

(1334) Exception RD 1334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;

(C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) On 645 CASTLEFIELD AVE, 668 ROSELAWN AVE, former City of Toronto by-law 282-87.

(B) The lands must comply with exception 900.3.10(1249).

(1335) Exception RD 1335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

(B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]

(C) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;

(D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) the lands must comply with exception 900.3.10(1249).

(1336) Exception RD 1336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 298 Lonsdale Road, a **private school** is a permitted use. [TO: 438-86; 12 (1) 317]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (C) On the lands, the minimum **lot area** is 900 square metres. [TO: 438-86; 12 (2) 59]
- (D) On the lands, 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. [TO: 438-86; 12(2) 274];
- (E) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1337) Exception RD 1337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.3.10(1249).
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 332 of former City of Toronto By-law 438-86.

(1340) Exception RD 1340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
 - (i) the original **building** has a **interior floor area** of at least 370 square metres;
 - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1341) Exception RD 1341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
 - (i) the original **building** has a **interior floor area** of at least 370 square metres;

- (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1342) Exception RD 1342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections: (A) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, former City of Toronto by-law 162-67.

(1343) Exception RD 1343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(1344) Exception RD 1344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(1345) Exception RD 1345

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) In a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: none apply

(1346) Exception RD 1346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, former City of Toronto by-law 576-79.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must

- comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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, former City of Toronto by-law 1-68;
 - (D) On 120 MOUNT PLEASANT RD, former City of Toronto by-law 21707.
 - (E) On or between the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, former City of Toronto by-law 256-81;
 - (F) On 75 CRESCENT RD, former City of Toronto by-law 325-84; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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 45A CHESTNUT PK, the odd numbered addresses of 45B - 45C CHESTNUT PK, former City of Toronto by-law 122-77;
- (D) On 26 and 28 CRESCENT RD, former City of Toronto by-law 23-82;
- (E) On 80 CRESCENT RD, City of Toronto by-law 3-10;
- (F) On 34 ROWANWOOD AVE, City of Toronto by-law 412-05; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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, former City of Toronto by-law 124-92;
- (D) On 39 MC KENZIE AVE, former City of Toronto by-law 532-80; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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, former City of Toronto by-law 136-69;
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, former City of Toronto by-law 250-70; 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) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

(1351) Exception RD 1351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193];
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 319 of former City of Toronto By-law 438-86.
- (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 must comply with exception 900.3.10(1249).

(1352) Exception RD 1352

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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, City of Toronto by-law 398-00; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Required **parking spaces** for 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) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 687 - 689 BLOOR ST E, 711 BLOOR ST E, the odd numbered addresses of 5 - 73 CASTLE FRANK CRES, the even numbered addresses of 6 - 70 CASTLE FRANK CRES, former City of Toronto by-law 21381;

(1356) Exception RD 1356

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(1357) Exception RD 1357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(B) On 11 WINONA DR, former City of Toronto by-law 168-80.

(1358) Exception RD 1358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot** along both sides of Avenue 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. [TO: 438-86; 12 (2) 7]

Prevailing By-laws and Prevailing Sections:

(A) On 555 AVENUE RD, former City of Toronto by-law 116-79.

(1362) Exception RD 1362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(1366) Exception RD 1366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with the City of Toronto by-law 530-2010.

(1367) Exception RD 1367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 353-2010 as amended.

(1378) Exception RD 1378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(B) Required **parking spaces** for 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, former City of

Toronto by-law 1-68.

- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, former City of Toronto by-law 21707.
- (E) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, City of Toronto By-law 640-2002;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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, former City of Toronto by-law 250-70; and
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, City of Toronto By-law 640-2002;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1381) Exception RD 1381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(1382) Exception RD 1382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1383) Exception RD 1383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the date of enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the date of enactment of this By-law;
- (C) the minimum **building setback** from a **front lot line** is 6.0 metres
- (D) the minimum **building setback** from a **side lot line** is:1.2 metres;
- (E) the portion of a **building** containing a **parking space** must be set back a minimum of 0.3 metres from a **side lot line**; and
- (F) the maximum **building** height is 9.0 metres.

(1385) Exception RD 1385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1386) Exception RD 1386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(1387) Exception RD 1387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) if a **lot** 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:
 - (a) 1.0 metre, if the **lot** fronts on Ellesmere Road; and
 - (b) 1.0 metres on one side only in all other cases.
 - (vi) Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not project into any required **side yard**;
 - (vii) only a **dwelling unit** and uses **ancillary** to a **dwelling unit** are permitted.
- (B) a library is permitted if:
- (i) the **gross floor area** of all **buildings** is not be greater than 35% of the **lot area**;
 - (ii) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
 - (iii) **parking spaces** are provided at a minimum rate of 3 for 100 square metres; and
 - (iv) there are no **dwelling units**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1389) Exception RD 1389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 1 - 1C BRACONDALE HILL RD, the even numbered addresses of 1000 -1048 DAVENPORT RD, the odd numbered addresses of 29 - 47 HILLCREST DR, the odd numbered addresses of 51 - 55 HILLCREST DR, 2 TURNER RD, Section 12:(2) 241 former City of Toronto of By-law 438-86

(1390) Exception RD 1390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(1392) Exception RD 1392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 3 of former City of Toronto By-law 438-86.

(1393) Exception RD 1393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **lot area** is 900 square metres. [TO: 438-86; 12 (2) 59]
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86.
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86.

(1394) Exception RD 1394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
- (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.
[TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
- (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.
[TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.
[TO: 438-86; 12(1) 231(a)]
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (E) 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;
- (F) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 8 May Street in 1954, Section 12(1) 13 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) The lands must comply with exception 900.3.10(1249).

(1395) Exception RD 1395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with Exception 900.3.10(1249);
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 48 of former City of Toronto By-law 438-86;
- (B) Section 12:(2) 118 of former City of Toronto of By-law 438-86; and
- (C) Section 12:(2) 119 of former City of Toronto of By-law 438-86.

(1397) Exception RD 1397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal**

building above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) if 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**;
- (C) On these lands Section 12(2) 262 of former City of Toronto By-law 438-86.
- (D) On these lands Section 12(2) 325 of former City of Toronto By-law 438-86.
- (E) The lands must comply with exception 900.3.10(1249).

(1398) Exception RD 1398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980
[TO: 438-86; 12(1) 229];
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.
[TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
 - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.
[TO: 438-86; 12(1) 231(a)];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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) The lands must comply with exception 900.3.10(1249).

(1399) Exception RD 1399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
- (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.
- [TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
- (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.
- [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.
- [TO: 438-86; 12(1) 231(a)]
- (D) In addition to the uses permitted by the zone, a racquet **club** is also permitted;
- (E) In a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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.

(1400) Exception RD 1400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1401) Exception RD 1401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) The lands must comply with exception 900.3.10(1249).

(1402) Exception RD 1402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) On 31 CHAPLIN CRES, the odd numbered addresses of 33 - 35 CHAPLIN CRES, 1800 YONGE ST, former City of Toronto by-law 75-80.
(D) The lands must comply with exception 900.3.10(1249).

(1403) Exception RD 1403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 20 BUDGELL TER, former City of Toronto by-law 213-75.
(B) On the odd numbered addresses of 23 - 53 BUDGELL TER, former City of Toronto by-law 865-87.

(1404) Exception RD 1404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 4 - 46 MONTCLAIR AVE, the odd numbered addresses of 5 - 17 MONTCLAIR AVE, former City of Toronto by-law 223-79.
(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, former City of Toronto by-law 551-78.

(1405) Exception RD 1405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 2 BUDGELL TER, 2A BUDGELL TER, the even numbered addresses of 4 - 10 BUDGELL TER, former City of Toronto by-law 326-71.
(B) The lands must comply with exception 900.3.10(1249).

(1406) Exception RD 1406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted.
(B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) The lands must comply with exception 900.3.10(1249).

(1407) Exception RD 1407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
(B) The lands must comply with exception 900.3.10(1249).

(1409) Exception RD 1409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Townhouses** up to three **dwelling units** are permitted; [TO: 438-86; 12(1)68 (a)]
(B) The keeping of no more than three roomers or boarders in a **detached house**, **semi-detached house**, or **townhouse building** types is permitted; [TO: 438-86; 12(1)68 (b)]
(C) A **detached house** to be altered to contain three or more **dwelling units** is permitted if:
(i) the minimum **interior floor area** of the **detached house** is at least 140 square metres;
(ii) the **detached house** is at least 40 years old;
(iii) the minimum **interior floor area** for a **dwelling unit** is 55.0 square metres, except in the case of an attic where the minimum **interior floor area** is not less than 42.0 square metres;
(iv) no exterior addition to or major exterior alteration of the **building** is made and its external appearance as the original **detached house** is not materially altered; [TO: 438-86; 12(1)68 (c)]
(D) The use of the **lot** for **dwelling units** in a **triplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
(E) A **triplex** or **apartment building** built after October 11, 1977 is permitted if it was the same **building** type as it existing on the **lot** on October 11, 1977 and complies with the other regulations set out in Chapter 10 of this By-law; [TO: 438-86; 12(1)68 (d) (ii)]
(F) A semi-detached **building** is permitted to be altered or converted to include two or more **dwelling units**. [TO: 438-86; 12(1)68 (f)];
(G) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 140 ROSEWELL AVE, former City of Toronto by-law 521-78.

(1410) Exception RD 1410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
(B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
(B) Section 12(2) 119 of former City of Toronto By-law 438-86
(C) The lands must comply with exception 900.3.10(1249).

(1411) Exception RD 1411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 65 CHATSWORTH DR, former City of Toronto by-law 521-85.

(1412) Exception RD 1412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1413) Exception RD 1413

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered addresses of 775 - 843 DUPLEX AVE, the even numbered addresses of 770 - 844 DUPLEX AVE, former City of Toronto by-law 463-78.

(1415) Exception RD 1415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:

- (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
- (ii) the **building** is on the same **lot** that existed on October 15, 1980.

[TO: 438-86; 12(1) 229]

(B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:

- (i) the original **building** had existed on the **lot** on October 15, 1960;
- (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
- (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
- (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.

[TO: 438-86; 12(1) 230]

(C) A **detached house** may be vertically divided to become a **semi-detached house** if:

- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
- (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.

[TO: 438-86; 12(1) 231(a)]

(D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

(E) 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;

(F) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 130 Rosedale Valley Road in 1984, Section 12(1) 14 of former City of Toronto By-law 438-86.

(B) Section 12(1) 10 of former City of Toronto By-law 438-86.

(C) The lands must comply with exception 900.3.10(1249).

(1416) Exception RD 1416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 120 Dunvegan Road in 1978, Section 12(1) 322 of former City of Toronto By-law 438-86.
- (B) On 122 Dunvegan Road, former City of Toronto by-law 564-80.

(1417) Exception RD 1417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 200 LONSDALE RD, former City of Toronto by-law 107-70.
- (B) On the lands municipally known as 200 Lonsdale Road in 2002, Section 12(1) 454 of former City of Toronto By-law 438-86.
- (C) On 200 LONSDALE RD, former City of Toronto by-law 246-71.
- (D) On 200 LONSDALE RD, former City of Toronto by-law 247-71.

(1418) Exception RD 1418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

(A) On 18 OLD FOREST HILL RD, former City of Toronto by-law 110-78.

(B) On 18 OLD FOREST HILL RD, former City of Toronto by-law 554-78.

(1419) Exception RD 1419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 1061 -1065 SPADINA RD, former City of Toronto by-law 270-78.
- (B) On the even numbered addresses of 320 - 322 CHAPLIN CRES, former City of Toronto by-law 553-78.
- (C) On the odd numbered addresses of 1069 -1071 SPADINA RD, former City of Toronto by-law 601-78.
- (D) The lands must comply with exception 900.3.10(1249).

(1420) Exception RD 1420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274]
- (C) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) On 510 ST CLEMENTS AVE, former City of Toronto by-law 581-78.
- (D) The lands must comply with exception 900.3.10(1249).

(1421) Exception RD 1421

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 600 LONSDALE RD, former City of Toronto by-law 540-78.
- (B) The lands must comply with exception 900.3.10(1249).

(1422) Exception RD 1422

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, provided the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is 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. [TO: 438-86; 12(2) 274] ;
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 1 PEREGRINE WAY, former City of Toronto by-law 561-92.

(1423) Exception RD 1423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 328 of former City of Toronto By-law 438-86.
- (B) On 225 ELLIS AVE, City of Toronto by-law 970-00.

(1424) Exception RD 1424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
 - (i) the original **building** has a **interior floor area** of at least 370 square metres;
 - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85];
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 216 BALMORAL AVE, former City of Toronto by-law 41-80;
- (B) The lands must comply with exception 900.3.10(1249);
- (C) Section 12(2)66 of former City of Toronto bylaw 438-86.

(1425) Exception RD 1425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
 - (i) the original **building** has a **interior floor area** of at least 370 square metres;
 - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
 - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered.
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978. [TO: 438-86; 12(1) 85];
- (C) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86.
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86.
- (D) On 260 RUSSELL HILL RD, former City of Toronto by-law 22944.
- (E) On 260 RUSSELL HILL RD, former City of Toronto by-law 97-0117.
- (G) The lands must comply with exception 900.3.10(1249).

(1426) Exception RD 1426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 355 ST CLAIR AVE W, 355R ST CLAIR AVE W, former City of Toronto by-law 162-67.
- (B) Section 12(1) 2 of former City of Toronto By-law 438-86.
- (C) Section 12(1) 26 of former City of Toronto By-law 438-86.
- (D) Section 12(1) 45 of former City of Toronto By-law 438-86.
- (E) Section 12(2) 323 of former City of Toronto By-law 438-86.
- (F) The lands must comply with exception 900.3.10(1249).

(1427) Exception RD 1427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(1428) Exception RD 1428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;

- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86.
- (C) On 8 SNOWDON AVE, 18 WANLESS AVE, 3179 YONGE ST, the odd numbered addresses of 3357 - 3363 YONGE ST, Section 12:(2) 108 former City of Toronto of By-law 438-86

(1429) Exception RD 1429

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193];
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1430) Exception RD 1430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback;
- (C) The lands must comply with exception 900.3.10(1429).

Prevailing By-laws and Prevailing Sections:

- (A) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(1431) Exception RD 1431

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1432) Exception RD 1432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) On 73 GLENGOWAN RD, former City of Toronto by-law 533-80.

(D) On 5 WEYBOURNE CRES, former City of Toronto by-law 563-80.

(E) On 93 DAWLISH AVE, former City of Toronto by-law 585-86.

(1433) Exception RD 1433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193];
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, former City of Toronto by-law 598-78.
- (D) On the odd numbered addresses of 279 - 285 BLYTHWOOD RD, 88 KEEWATIN AVE, 1015R MOUNT PLEASANT RD, 13 SHERWOOD LANE, former City of Toronto by-law 728-78.

(1434) Exception RD 1434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) if a **lot** has a **lot frontage** of 7.6 metres or less, a vehicular entrance through the front **main wall** of a **principal building** is not permitted;
- (B) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback;
- (C) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193];
- (D) 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**.
- (E) The lands must comply with exception 900.3.10(1249).

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 2 - 36 CORNISH RD, the odd numbered addresses of 9 - 29 CORNISH RD, former City of Toronto by-law 576-79.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.

(1435) Exception RD 1435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.
[TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and

- (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.

[TO: 438-86; 12(1) 230]

- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
 - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.
- [TO: 438-86; 12(1) 231(a)]
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, former City of Toronto by-law 1-68;
- (D) On 120 MOUNT PLEASANT RD, former City of Toronto by-law 21707.
- (E) On or between the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, former City of Toronto by-law 256-81;
- (F) On 75 CRESCENT RD, former City of Toronto by-law 325-84; 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 1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, former City of Toronto by-law 22700.
- (I) 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, former City of Toronto by-law 807-78.
- (J) On the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, former City of Toronto by-law 877-80.
- (K) The lands must comply with exception 900.3.10(1249).

(1436) Exception RD 1436

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.
- [TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external

appearance as the original **detached house** or **semi-detached house** is not materially altered.

[TO: 438-86; 12(1) 230]

- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.
[TO: 438-86; 12(1) 231(a)];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the **first storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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 45A CHESTNUT PK, the odd numbered addresses of 45B - 45C CHESTNUT PK, former City of Toronto by-law 122-77;
- (D) On 26 and 28 CRESCENT RD, former City of Toronto by-law 23-82;
- (E) On 80 CRESCENT RD, City of Toronto by-law 3-10;
- (F) On 34 ROWANWOOD AVE, City of Toronto by-law 412-05; 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 45A CHESTNUT PK, the odd numbered addresses of 45B - 45C CHESTNUT PK, former City of Toronto by-law 425-76.
- (I) On the even numbered addresses of 26 - 28 CRESCENT RD, 6 PINE HILL RD, former City of Toronto by-law 877-80.
- (J) The lands must comply with exception 900.3.10(1249).

(1437) Exception RD 1437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.
[TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.
[TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
 - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division,

- is at least five years old; and
- (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone. [TO: 438-86; 12(1) 231(a)];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, former City of Toronto by-law 124-92;
- (D) On 39 MC KENZIE AVE, former City of Toronto by-law 532-80; 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 75 DALE AVE, 20 MC KENZIE AVE, former City of Toronto by-law 409-81.
- (G) On the odd numbered addresses of 11 - 17 NANTON AVE, former City of Toronto by-law 535-81.
- (H) On 33 CASTLE FRANK RD, former City of Toronto by-law 558-82.
- (I) On 11 HAWTHORN AVE, former City of Toronto by-law 61-84.
- (J) 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, City of Toronto by-law 81-79.
- (K) The lands must comply with exception 900.3.10(1249).

(1438) Exception RD 1438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980. [TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered. [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
 - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.

[TO: 438-86; 12(1) 231(a)];

- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, former City of Toronto by-law 136-69;
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, former City of Toronto by-law 250-70; 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 44 MAPLE AVE, former City of Toronto by-law 236-69.
- (G) On 44 MAPLE AVE, former City of Toronto by-law 328-70.
- (H) On the odd numbered addresses of 1 - 5A MAPLE AVE, the odd numbered addresses of 9 - 9A SHERBOURNE ST N, former City of Toronto by-law 46-85.
- (I) The lands must comply with exception 900.3.10(1249).

(1439) Exception RD 1439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for 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, City of Toronto by-law 398-00; 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, former City of Toronto by-law 96-0334;
- (F) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

(1440) Exception RD 1440

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) On 2 ALEXANDRA BLVD, 2712 YONGE ST, City of Toronto by-law 81-99.

(1441) Exception RD 1441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.
- (B) On 11 WINONA DR, former City of Toronto by-law 168-80.
- (C) On 11 WINONA DR, former City of Toronto by-law 691-80.

(1442) Exception RD 1442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue 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. [TO: 438-86; 12 (2) 7];
- (E) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) On 555 AVENUE RD, former City of Toronto by-law 116-79.
- (B) On these lands Section 12:(2) 262 former City of Toronto of By-law 438-86.
- (C) On 555 AVENUE RD, former City of Toronto by-law 787-86.
- (D) The lands must comply with exception 900.3.10(1249).

(1443) Exception RD 1443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86
- (C) The lands must comply with exception 900.3.10(1249).

(1444) Exception RD 1444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.

[TO: 438-86; 12(1) 229]

- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with

- (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
 - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.

[TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
 - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.

[TO: 438-86; 12(1) 231(a)];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, former City of Toronto by-law 1-68.
- (E) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, former City of Toronto by-law 21707.
- (F) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, City of Toronto by-law 640-2002;
- (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 1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, former City of Toronto by-law 22700.
- (I) The lands must comply with exception 900.3.10(1249).

(1445) Exception RD 1445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
 - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
 - (ii) the **building** is on the same **lot** that existed on October 15, 1980.

[TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
 - (i) the original **building** had existed on the **lot** on October 15, 1960;
 - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
 - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and

- (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered.

[TO: 438-86; 12(1) 230]

- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
 - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
 - (ii) any addition for this alteration creating a **semi-detached house**,
 - (a) is not located at the front or sides of the **building**, and
 - (b) complies with the **principal building** requirements for a **detached house** in an RD zone.
[TO: 438-86; 12(1) 231(a)];
- (D) in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **principal building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (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, former City of Toronto by-law 250-70; and
- (D) On 1 ELM AVE, 10 ELM AVE, 2 ELM AVE, 3 ELM AVE, 4 ELM AVE, 6 ELM AVE, City of Toronto by-law 640-2002;
- (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 1 ELM AVE, 3 ELM AVE, 10 ELM AVE, 2 ELM AVE, 4 ELM AVE, 6 ELM AVE, 120 MOUNT PLEASANT RD, former City of Toronto by-law 22700.
- (G) The lands must comply with exception 900.3.10(1249).

(1450) Exception RD 1450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 797-2005.

(1451) Exception RD 1451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot depth** is 91.0 metres; and
- (B) the minimum **side yard setback** is 1.2 metres.

(1452) Exception RD 1452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as 194 **Park** lawn Road, City of Etobicoke By-law 236-1988; and
- (B) on the land municipally known as 195 **Park** Lawn Road, Borough of Etobicoke By-law 125-1967.

(1455) Exception RD 1455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 882-2010(OMB).

(1458) Exception RD 1458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 89, of Scarborough By-law 12466.

(1459) Exception RD 1459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 39, of Scarborough By-law 14402

(1460) Exception RD 1460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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;
- (F) the portion of **building** containing a **parking space** may be located in a **side yard**, if it is at least 0.45 metres from the **side lot line**; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands known as the even numbered **lots** from 1166 to 1206 Warden Avenue, Schedule "C" Exceptions 4, 6 of Scarborough By-law 9511; and
- (B) on **lots** known as 3 to 13 Colony Road, Schedule "C" Exception 7 of Scarborough By-law 9511; and
- (C) on **lots** known as 122 Tower Drive, Schedule "C" Exceptions 5 and 32 of Scarborough By-law 9511.

(1461) Exception RD 1461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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;
- (F) the portion of **building** containing a **parking space** may be located in a **side yard** if it is at least 0.45 metres from the **side lot line**: and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands known as 32 and 34 Guild Hall Drive, Schedule "C" Exceptions 5 and 12, of

900.4 RS - Zone

900.4.1 General

(1) RS Zone Exceptions

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The regulations located in Article 900.4.10 apply only to the exceptions subject to the RS zone and identified with the corresponding exception number.

900.4.10 Exceptions for RS Zone

(1) Exception RS 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) The minimum **lot frontage** for a **detached house** is 10.5 metres.
- (B) The minimum **lot frontage** for a **semi-detached house** is 16.5 metres.
- (C) The minimum **rear yard setback** is 7.5 metres.
- (D) The minimum **front yard setback** is 3 metres.
- (E) The minimum **side yard setback** is 0.6 metres.
- (F) The minimum 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception only **semi-detached houses** are permitted.

(4) Exception RS 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 2788.

(5) Exception RS 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1980-208.

(6) Exception RS 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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 **building** height is 9.5 metres; and
- (v) the maximum floor space index is 0.45.

(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.

(7) Exception RS 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1979-262.

(8) Exception RS 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 118 Wesley Street, former City of Etobicoke by-law 1981-202 prevails.

(9) Exception RS 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 535-2005.

(10) Exception RS 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1978-178 and 1980-135 prevail.

(11) Exception RS 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-133.

(12) Exception RS 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 823-2004.

(13) Exception RS 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) The maximum number of **dwelling units** is 80;
- (B) The minimum **building setback** from the **front lot line** is 4.5 metres
- (C) The minimum **building setback** from the **rear lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.61 metres;
- (E) The maximum **lot coverage** is 45%; and
- (F) The maximum **building** height is 10.5 metres.

(14) Exception RS 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) The only permitted **building** type is **semi-detached houses** and accessory **structures**;
- (B) The minimum **building setback** from the **front lot line** and **rear lot line** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The maximum height of all **buildings** is the lesser of 9.1 metres or 3 **storeys** above grade;
- (E) **Front yard** hard surfacing must not exceed 60% of the **front yard** for each **semi-detached house**; and
- (F) The maximum **lot coverage** for all **buildings** is 51%.

(15) Exception RS 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 25358.

(16) Exception RS 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House** or **Semi-detached House** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(24) Exception RS 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 16, of Scarborough By-law 9364 applies to the **lots** municipally known as 164 and 166 Park Street; and
- (B) Schedule "C" Exceptions 6 and 9, of Scarborough By-law 9364 applies to the **lots** municipally known as 454, 456 and 458 Midland Avenue.

(25) Exception RS 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
- (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(29) Exception RS 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(30) Exception RS 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 spaces** 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**; and
- (E) the elevation of the floor of the **parking space** in the **building** must not be more than 0.65 metres below the elevation of the sidewalk.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(33) Exception RS 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(43) Exception RS 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(44) Exception RS 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(45) Exception RS 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 101 Cedarvale Avenue, Section 7.5.4.18, as amended, of the former Borough of East York Zoning By-law 6752

(47) Exception RS 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception a school is permitted.

(51) Exception RS 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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**; and
- (H) the requirement of 1 **parking space** per **dwelling unit** does not apply to the principal **dwelling unit**.

(58) Exception RS 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) a maximum of one **semi-detached house** is permitted per **lot** as shown on the registered plan;
- (B) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (C) the minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) the minimum **side yard setback** is 1.2 metres;
- (E) the minimum 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception "N", of Scarborough By-law 9350.

(61) Exception RS 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(62) Exception RS 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(63) Exception RS 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(64) Exception RS 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(65) Exception RS 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 26360.

(68) Exception RS 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 676-2000.

(69) Exception RS 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(77) Exception RS 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(78) Exception RS 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(79) Exception RS 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(80) Exception RS 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(81) Exception RS 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(82) Exception RS 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres

(83) Exception RS 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
(B) the minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
(C) the minimum 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; and
(E) on the lands known as 10, 12, 15 and 17 Stoneton Drive the required **parking space** must be located in the **principal building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(89) Exception RS 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) in all cases the following 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; and
- (E) on the lands municipally know as 13 and 15 Magnolia Avenue, the minimum **building setback** from the **front lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(90) Exception RS 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, Section 16(379) of the former City of York Zoning By-law 1-83 prevails.

(96) Exception RS 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in all cases the following applies:
 - (i) the minimum setback from a **front lot line** is:
 - (a) 22 metres, measured from the original centreline of the **street**, if the **lot line** abuts Birchmount Road, St. Clair Avenue, Danforth Road or Kennedy Road; and
 - (b) 4.5 metres in all other cases;
 - (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) if 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) if 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) if 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.
- (E) on the lands municipally known as 118 Patterson Avenue, a multiple family dwelling is permitted if:
 - (i) there is only one **dwelling unit** for each 99 square metres of **lot area**;
 - (ii) the **building** is set back a minimum of 4.5 metres from the **front lot line**; and
 - (iii) the **building** is set back a minimum of 1.2 metres from the **side lot line**; and
- (F) on the lands municipally known as 52 Patterson Avenue, and on the lands municipally known as 111 and 113 Leyton Avenue a green house use may continue and expand subject to the regulation of the zone in which it is located; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as 54, 65 and 58 Leyton Avenue, Schedule "C" Exception 8, of Scarborough By-law 9812; and
- (B) on the lands municipally known as 5, 6, 7 and 8 Medford Avenue, and on the lands municipally known as 10 Kimridge Avenue, Schedule "C" Exception 15, of Scarborough By-law 9812.

(99) Exception RS 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) in all cases the following 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; and
 - (iii) the maximum **lot coverage** is 50%; 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;
 - (ii) the minimum **lot area** is 371 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 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; and

Prevailing By-laws and Prevailing Sections:

- (A) on the lands municipally known as the even number addresses from 28 to 38 Robinson Avenue, and on the lands municipally known as 64, 66 and 89 August Avenue, Schedule "C" Exception 8, of Scarborough By-law 9812; and
- (B) on the lands municipally known as 44, 54 and 56 Pharmacy Avenue, and on the lands municipally known as 70 Albion Avenue, Schedule "C" Exception 6, of Scarborough By-law 9812; and
- (C) on the lands municipally known as 44 and 70 Madelaine Avenue, Schedule "C" Exception 7, of Scarborough By-law 9812.

(100) Exception RS 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) the minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) the minimum setback from a **side lot line** is 1.2 metres;
- (D) the required **parking space** shall be located in the **principal building**; and

Prevailing By-laws and Prevailing Sections

- (A) On these lands, exception 28 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 10048 prevails.

(109) Exception RS 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(112) Exception RS 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(113) Exception RS 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(114) Exception RS 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(115) Exception RS 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is 14.4 metres per **semi-detached house** and 7.2 metres for each **dwelling unit**;
- (B) the minimum **lot area** is 352 square metres per **semi-detached house** and 176 square metres for each **dwelling unit**;
- (C) the minimum 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) gable and bay windows may encroach a maximum of 0.7 metres into a **rear yard building setback**

or **street yard building setback**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(118) Exception RS 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(120) Exception RS 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(122) Exception RS 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(123) Exception RS 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) the minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (C) the minimum setback from a **side lot line** is
 - (i) 1.2 metres, if the required **parking space** is located in the **principal building**; and
 - (ii) 2.4 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, Duplex** or **Townhouse** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(124) Exception RS 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(125) Exception RS 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) the minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) a maximum of two **dwelling units** per **lot** on a registered plan;
- (D) the minimum 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 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) on 19 and 21 Glory Crescent;
 - (i) the minimum **side yard building setback** is 1.2 metres for a one **storey building** and 1.8 metres for a two **storey building**; and
 - (ii) the portion of the **building** containing a **parking space** must be located at least 0.3 metres from a **side lot line**.

(127) Exception RS 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(128) Exception RS 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(129) Exception RS 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(130) Exception RS 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(131) Exception RS 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(132) Exception RS 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(133) Exception RS 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) there 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%;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 33, of Scarborough By-law 14402.

(151) Exception RS 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) there 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%;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 33, of Scarborough By-law 14402.

(152) Exception RS 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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.

(155) Exception RS 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 metres;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 metres;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 700-2005.

(161) Exception RS 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is 17.4 metres for a **semi-detached house** and 8.7 metres for each **dwelling unit**;
- (B) the minimum **lot area** is 400 square metres for a **semi-detached house** and 200 square metres for each **dwelling unit**;
- (C) 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;
- (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 set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.
- (G) the maximum **lot coverage** is 55%; and
- (H) the maximum height of a **principal building** is 12.5 metres.

(180) Exception RS 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;

- (D) the maximum **lot coverage** is 55%;
- (E) the maximum height of a **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 for a **semi-detached house** and 8.7 metres for each **dwelling unit**; and
 - (ii) the minimum **lot area** is 400 square metres for a **semi-detached house** and 200 square metres for each **dwelling unit**; and
 - (iii) the minimum 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions

- (A) a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) the required **parking space** 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%.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 24, of Scarborough By-law 12077

(183) Exception RS 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) Exception 8 of City of Toronto By-law 950-2005

(184) Exception RS 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) Exception 11 of City of Toronto By-law 950-2005(Warden Woods)

(185) Exception RS 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30967.

(189) Exception RS 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.17(21) of the former City of North York Zoning By-law 7625

(190) Exception RS 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the City of Toronto by-law 1207-2009 as amended; and

(B) ON 115 Torbarrie Road, Section 64.17-B(36) of the former City of North York Zoning By-law 7625

(192) Exception RS 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 276-2002.

(193) Exception RS 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 482-2006.

(194) Exception RS 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 136-2008 (OMB).

(195) Exception RS 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 75-2003.

(196) Exception RS 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

(ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres; 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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 143 and 145 Finch Avenue East, Section 64.17(14) of the City of North York Zoning By-law 7625

(199) Exception RS 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres

(200) Exception RS 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) a maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) the minimum setback from a **front lot line** is:
 - (i) 7.5 metre if **front lot line** abuts Middlefield Road or McNicoll Avenue; and
 - (ii) for the odd numbered **lots** municipally known as 55 to 95 Treetops Court, 127 to 137 Valley stream Drive, and 27 to 33 Green Spring Drive, and the even numbered **lots** 28 to 30 Muirlands Drive, 200 to 202 Ingleton Boulevard, 48, 50, 82 and 84 Green Springs Drive, the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** containing an entrance to a **parking space** must be set back a minimum of 6.0 metres; and
 - (iii) 6.0 metres in all other cases;
- (E) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(203) Exception RS 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(204) Exception RS 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(206) Exception RS 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(207) Exception RS 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(208) Exception RS 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(209) Exception RS 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Sections 64.17(7), 64.17(16), and 64.17(23) of the City of North York Zoning By-law 7625

(211) Exception RS 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 159-2002 (OMB).

(212) Exception RS 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.17(11) of the City of North York Zoning By-law 7625

(213) Exception RS 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 339 1/2 and 339A Dawes Road, Section 7.5.4.12, as amended, of the former Borough of East York Zoning By-law 6752

(215) Exception RS 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 57-63 Chapman Avenue, Section 7.5.4.14, as amended, of the former Borough of East York Zoning By-law 6752

(216) Exception RS 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 45 and 47 Torrens Avenue, Section 7.5.4.15, as amended, of the former Borough of East York Zoning By-law 6752

(217) Exception RS 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 214 King Edward Avenue, Section 7.5.4.20, as amended, of the former Borough of East York Zoning By-law 6752

(218) Exception RS 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 127 and 129 Torrens Avenue, Section 7.5.4.21, as amended, of the former Borough of East York Zoning By-law 6752

(219) Exception RS 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 53-55 Rayoak Drive, Section 64.17(10) of the City of North York Zoning By-law 7625

(220) Exception RS 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 264 Monarch Avenue, Section 7.5.4.27.1, as amended, of the former Borough of East York Zoning By-law 6752

(221) Exception RS 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 153 Torrens Avenue, Section 7.5.4.37, as amended, of the former Borough of East York Zoning By-law 6752

(222) Exception RS 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.17(11) of the City of North York Zoning By-law 7625

(223) Exception RS 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 189 Woodville Avenue, Section 12.1.34, as amended, of the former Borough of East York Zoning By-law 6752

(224) Exception RS 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 551 Sammon Avenue, Section 12.1.35, as amended, of the former Borough of East York Zoning By-law 6752

(225) Exception RS 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 90 Leroy Avenue, Section 7.5.4.28, as amended, of the former Borough of East York Zoning By-law 6752

(226) Exception RS 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 54 Holborne Avenue, Section 7.5.4.29, as amended, of the former Borough of East York Zoning By-law 6752

(227) Exception RS 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1141 Broadview Aveune, Section 7.5.4.32, as amended, of the former Borough of East York Zoning By-law 6752 .

(228) Exception RS 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(201) of the former City of York Zoning By-law 1-83

(229) Exception RS 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(230) Exception RS 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(231) Exception RS 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(232) Exception RS 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(233) Exception RS 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(234) Exception RS 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(235) Exception RS 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(236) Exception RS 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(237) Exception RS 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(238) Exception RS 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(239) Exception RS 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(240) Exception RS 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 799-2004.

(242) Exception RS 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31426.

(243) Exception RS 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 1150 Woodbine Avenue, Section 7.5.4.34, as amended, of the former Borough of East York Zoning By-law 6752

(244) Exception RS 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 41 to 63 Halsey Avenue, Section 7.5.4.38, as amended, of the former Borough of East York Zoning By-law 6752

(245) Exception RS 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 accessible **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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 65 and 67 Chapman Avenue, Section 7.5.4.9, as amended, of the former Borough of East York Zoning By-law 6752

(251) Exception RS 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(252) Exception RS 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(253) Exception RS 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(254) Exception RS 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(255) Exception RS 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(256) Exception RS 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(257) Exception RS 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(258) Exception RS 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(259) Exception RS 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(260) Exception RS 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(261) Exception RS 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(262) Exception RS 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(263) Exception RS 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(264) Exception RS 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(265) Exception RS 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(266) Exception RS 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(267) Exception RS 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(268) Exception RS 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(269) Exception RS 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(270) Exception RS 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(271) Exception RS 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(272) Exception RS 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(274) Exception RS 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(275) Exception RS 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 12078.

(276) Exception RS 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Sections 16(13) and 16(17) of the former City of York Zoning By-law 1-83

(277) Exception RS 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(278) Exception RS 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(279) Exception RS 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(280) Exception RS 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(281) Exception RS 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(282) Exception RS 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(283) Exception RS 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(284) Exception RS 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(285) Exception RS 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(286) Exception RS 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(287) Exception RS 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(288) Exception RS 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(289) Exception RS 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(290) Exception RS 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(291) Exception RS 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(292) Exception RS 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(293) Exception RS 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Sections 16(111) and 16(118) of the former City of York Zoning By-law 1-83

(294) Exception RS 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 55 Hagar Avenue, Section 16(314) of the former City of York Zoning By-law 1-83

(295) Exception RS 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(296) Exception RS 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(297) Exception RS 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(298) Exception RS 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(299) Exception RS 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(300) Exception RS 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(301) Exception RS 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(302) Exception RS 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(303) Exception RS 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(304) Exception RS 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(305) Exception RS 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(306) Exception RS 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(307) Exception RS 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(308) Exception RS 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(309) Exception RS 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 1207 Roselawn Avenue and 80-88 Miranda Avenue, Section 16(356) of the former City of York Zoning By-law 1-83

(310) Exception RS 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 203, 205 and 207 Raglan Avenue, Section 16(413) of the former City of York Zoning By-law 1-83

(312) Exception RS 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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.

(314) Exception RS 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) there 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 metres;
- (F) the minimum setback from a **lot line** that abuts Washburn Way is 7.5 metres;
- (G) the required **parking space** shall be located in the **principal building**;
- (H) the maximum **lot coverage** is 40%;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(315) Exception RS 315

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) A **detached house** may have along one **side yard**, a **side yard setback** of 0.0 metres subject to a maintenance easement of 1.0 metre shall be provided on the adjacent **lot**.
- (B) Other than the permission in regulation (A) above, the minimum **side yard setback** shall be 1.0 metre.
- (C) For flanking **lots** the minimum **side yard setback** shall be 3.0 metres unless a **lot** flanks onto Finch Avenue West in which case the minimum **side yard setback** shall be 6.0 metres.
- (D) The **building** height shall not exceed three **storeys**.

(316) Exception RS 316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(317) Exception RS 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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
- (D) the part of the **principal building** containing the **parking space** is to be set back a minimum of 0.3 metres from a **side lot line**, if it is not fully attached to the part of the **building** on the abutting **lot**, that contains the **parking space**.
- (E) the maximum **lot coverage** is 50%;
- (F) the minimum 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 one half the vertical distance from the elevation of the surface of the lowest floor of the **structure** to the elevation of the average elevation of grade at the **front lot line**; and
- (G) the required **parking space** must 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(319) Exception RS 319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is:
 - (i) 15.0 metres for a **semi-detached house** and 7.5 metres for each **dwelling unit**; and
 - (ii) 9.0 metre for a **detached house**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (J) Schedule "C" Exception 57, of Scarborough By-law 9396.

(322) Exception RS 322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(323) Exception RS 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum separation between the side **main walls** of two **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 3;
- (F) the maximum floor space index for a **lot** is the lesser of:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.
- (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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of Scarborough By-law 10010.

(324) Exception RS 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage**:
 - (i) for a semi **detached house** is 18.0 metres for the **building** and 9.0 metres for each dwelling unit
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) 5.7 for that portion of the **main wall** containing an entrance to a **parking space**: and
 - (ii) 6.0 metres in all other cases;
- (D) the minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) Attached garages may be erected not less than 300 mm from the **side lot line**, and provided there is an unobstructed doorway leading from the garage to the **rear yard**;
- (F) the maximum **lot coverage** is 45%;
- (G) in addition to the use permissions, a **duplex building** is permitted; and
- (H) a garage serving a **dwelling unit** in a **duplex building** must not contain more than one **parking space**.

(326) Exception RS 326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(333) Exception RS 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

900.5 RT - Zone

900.5.1 General

(1) RT Zone Exceptions

The regulations located in Article 900.5.10 apply only to the exceptions subject to the RT zone and identified with the corresponding exception number.

900.5.10 Exceptions for RT Zone

(1) Exception RT 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 3577 and 3641.

(2) Exception RT 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3977 and 3756 prevail.

(3) Exception RT 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-79 prevails.

(4) Exception RT 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1978-154.

(5) Exception RT 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-76.

(6) Exception RT 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 319-2004.

(7) Exception RT 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1995-43.

(8) Exception RT 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-188 and 1989-78.

(9) Exception RT 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 532-1999.

(10) Exception RT 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1996-207.

(11) Exception RT 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1978-185 and 1978-305.

(12) Exception RT 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1990-76 and 1996-112.

(13) Exception RT 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

Sections:

The lands subject to this exception must comply with City of Toronto by-law 707-2005.

(14) Exception RT 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 2001-976.

(15) Exception RT 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1996-58.

(16) Exception RT 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

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%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(17) Exception RT 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1979-41 and 1986-79 prevail.

(18) Exception RT 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A)

The lands subject to this exception must comply with former City of Etobicoke by-law 2857.

(19) Exception RT 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A)

The lands subject to this exception must comply with City of Toronto by-law 83-2000.

(20) Exception RT 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A)

The lands subject to this exception must comply with City of Toronto by-law 551-2005.

(21) Exception RT 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A)

The lands subject to this exception must comply with former City of Etobicoke by-law 1994-12.

(22) Exception RT 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A)

The lands subject to this exception must comply with City of Toronto by-law 966-2003.

(23) Exception RT 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A)

The lands subject to this exception must comply with City of Toronto by-law 1103-2001.

(24) Exception RT 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-59 prevails.

(25) Exception RT 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14230 prevails.

(26) Exception RT 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 13837.

(27) Exception RT 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-44 prevails.

(28) Exception RT 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1992-169.

(29) Exception RT 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-laws 910-2000, and 406-2001.

(30) Exception RT 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 542-2005.

(31) Exception RT 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-13.

(32) Exception RT 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-161.

(33) Exception RT 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1101-2001.

(34) Exception RT 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 284-2003.

(35) Exception RT 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 14869.

(36) Exception RT 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

The lands subject to this exception must comply with City of Toronto by-law 92-2002.

(37) Exception RT 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 3837.

(38) Exception RT 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) dwellings located less than 1.2 m from a **side lot line**, must have maintenance easements of 1.2 metres in width in the abutting **side yards** between the adjacent **buildings**;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-laws 227-1999, 739-1999, 876-1999 and 228-2000.

(40) Exception RT 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1096-2006.

(41) Exception RT 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 342 and 346 **Park** Lawn Road, former City of Etobicoke by-law 1995-212 prevails.

(42) Exception RT 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 183-2002.

(43) Exception RT 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 885-2001.

(44) Exception RT 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1994-196.

(45) Exception RT 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 733-2003.

(46) Exception RT 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1001-2004.

(47) Exception RT 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 569-2006.

(48) Exception RT 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 2565.

(49) Exception RT 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 698-2001.

(50) Exception RT 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception a school is permitted.

(51) Exception RT 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1981-170.

(52) Exception RT 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 456-2000.

(53) Exception RT 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1112-2001.

(54) Exception RT 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-laws 643-2007 (OMB) and 1126-2007 (OMB).

(55) Exception RT 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 453-2004.

(56) Exception RT 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-56 prevails.

(57) Exception RT 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 328-1998.

(58) Exception RT 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1986-1.

(59) Exception RT 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 2748.

(61) Exception RT 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 2-2006.

(62) Exception RT 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 280-2000.

(63) Exception RT 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1996-142.

(64) Exception RT 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 3410, 3879 and 3907.

(65) Exception RT 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1982-156.

(66) Exception RT 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1656.

(67) Exception RT 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 740-2003.

(68) Exception RT 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1985-136 prevails.

(69) Exception RT 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-156.

(70) Exception RT 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 699-2001.

(71) Exception RT 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1997-57.

(72) Exception RT 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 714-2003.

(73) Exception RT 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-195 prevails.

(74) Exception RT 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 409-2001.

(75) Exception RT 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(5) of the City of North York Zoning By-law 7625

(76) Exception RT 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25629.

(78) Exception RT 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(2) of the City of North York Zoning By-law 7625

(79) Exception RT 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 45-1999.

(80) Exception RT 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 530-2004.

(81) Exception RT 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(82) Exception RT 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(16) of the City of North York Zoning By-law 7625

(83) Exception RT 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections: The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 126-2002.

(84) Exception RT 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(18) of the City of North York Zoning By-law 7625

(85) Exception RT 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25970.

(86) Exception RT 86

On these lands former City of North York by-law 25972.

(87) Exception RT 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25971.

(88) Exception RT 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(89) Exception RT 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 632-2006.

(90) Exception RT 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 535-2002.

(91) Exception RT 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22076.

(92) Exception RT 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of 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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 136-2008 (OMB).

(94) Exception RT 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 75-2003.

(95) Exception RT 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 19970.

(96) Exception RT 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1099-2006.

(97) Exception RT 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 about 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(106) Exception RT 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) there 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**;

Prevailing By-laws and Prevailing Sections:

- (I) Schedule "C" Exception 33, of Scarborough By-law 14402.

(113) Exception RT 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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**.

(118) Exception RT 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25233.

(123) Exception RT 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25637.

(125) Exception RT 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 24382.

(132) Exception RT 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 374-2001.

(133) Exception RT 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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;
- (G) for the purpose of this exception, the **front lot line** is the **lot line** that separates a **lot** from Sheppard Avenue, East Metro Avenue or Rouge Drive.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(140) Exception RT 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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;
- (F) the required **parking space** shall be located in the **principal building**; and
- (G) for the purpose of this exception the **lot line** abutting the 0.3 metre reserve along Rouge River Drive is the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(141) Exception RT 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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;
- (G) for the purpose of this exception, the **front lot line** is the north **lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(142) Exception RT 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions

- (A) a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) the maximum height of 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%.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 26, of Scarborough By-law 12077

(145) Exception RT 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) the required **parking space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) the minimum 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) Exception 8 of City of Toronto By-law 950-2005

(148) Exception RT 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) Exception 9 of City of Toronto By-law 950-2005

(149) Exception RT 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of City of Toronto By-law 2005-950, (Scarborough Warden Woods Community By-law); and
- (B) Schedule "C" Exception 6(a), of City of Toronto By-law 2005-950, (Scarborough Warden Woods Community By-law).

(150) Exception RT 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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
- Prevailing By-laws and Prevailing Sections:
- (A) Schedule "C" Exception 3, of City of Toronto By-law 2005-950, (Scarborough Warden Woods Community By-law)

(151) Exception RT 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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
- Prevailing By-laws and Prevailing Sections:
- (A) Schedule "C" Exception 3, of City of Toronto By-law 2005-950, (Scarborough Warden Woods Community By-law)

(152) Exception RT 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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
- Prevailing By-laws and Prevailing Sections:
- (A) Schedule "C" Exception 3, of City of Toronto By-law 2005-950, (Scarborough Warden Woods Community By-law)

(153) Exception RT 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) Exception 11 of City of Toronto By-law 950-2005

(154) Exception RT 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of City of Toronto By-law 2005-950, (Scarborough Warden Woods Community By-law)

(155) Exception RT 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 847-2006.

(162) Exception RT 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 25857 and 26319.

(163) Exception RT 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(7) of the former City of North York Zoning By-law 7625

(164) Exception RT 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 185-2003.

(165) Exception RT 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1146-2004 (OMB).

(166) Exception RT 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1207-2009; and
- (B) On 115 Torbarrie Road, Section 64.14-A(13) of the former City of North York Zoning By-law 7625

(167) Exception RT 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 482-2006.

(168) Exception RT 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 678-1999.

(169) Exception RT 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1058-2007.

(170) Exception RT 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32762 and City of Toronto by-law 169-1998.

(171) Exception RT 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 756-1998.

(172) Exception RT 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 625-2000.

(173) Exception RT 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is 6.5 metres per **dwelling unit**;
- (B) the minimum **lot area** is 335 square metres per **dwelling unit**;
- (C) the minimum 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**; and
- (H) the only permitted **building** type is a **Townhouse**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(174) Exception RT 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) 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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(175) Exception RT 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27427.

(176) Exception RT 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(13) of the City of North York Zoning By-law 7625.

(177) Exception RT 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(14) of the City of North York Zoning By-law 7625.

(178) Exception RT 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the minimum 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;
- (K) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 40 of Scarborough By-law 10827.

(179) Exception RT 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) the minimum 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**;
- (I) the maximum **lot coverage** is 75%;
- (J) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 40 of Scarborough By-law 10827.

(180) Exception RT 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the maximum **building** height is 10.0 metres;
- (D) the required **parking space** shall be located in a **building**;
- (E) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 28 of Scarborough By-law 10827.

(181) Exception RT 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) the maximum **building** height is the lesser of 12.5 metres and 3 **storeys**;
- (D) the required **parking space** shall be located in a **building**;
- (E) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 28 of Scarborough By-law 10827.

(182) Exception RT 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(183) Exception RT 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 505-2008.

(184) Exception RT 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31826.

(186) Exception RT 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28177.

(187) Exception RT 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On these lands, Section 64.16(8) of the City of North York Zoning By-law 7625

(188) Exception RT 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 204-2006.

(189) Exception RT 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 589-2008.

(190) Exception RT 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 971-2000.

(191) Exception RT 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 907-1998.

(192) Exception RT 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27876.

(193) Exception RT 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 26483, 27416, and 27456.

(194) Exception RT 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31563.

(195) Exception RT 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25741.

(196) Exception RT 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27217.

(197) Exception RT 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 317-2007.

(198) Exception RT 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(199) Exception RT 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(200) Exception RT 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum setback from a **front lot line** is:
 - (i) 7.5 metre if **front lot line** abuts Middlefield Road or McNicoll Avenue; and
 - (ii) for the odd numbered **lots** municipally known as 55 to 95 Treetops Court the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** containing an entrance to a **parking space** must be set back a minimum of 6.0 metres; and
 - (iii) 6.0 metres in all other cases;
- (B) the minimum 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

- metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(201) Exception RT 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(202) Exception RT 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

(203) Exception RT 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(204) Exception RT 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(205) Exception RT 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 904-2003.

(206) Exception RT 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(15) of the City of North York Zoning By-law 7625

(207) Exception RT 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 315-2000.

(208) Exception RT 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 405-1999.

(209) Exception RT 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 264-2000.

(210) Exception RT 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 444-2000.

(211) Exception RT 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 468-2005 (OMB).

(212) Exception RT 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 831-837A Millwood Road, Section 6.5.2, as amended, of the former Town of Leaside Zoning By-law 1916

(213) Exception RT 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 825-829A Millwood Road, Section 6.5.3, as amended, of the former Town of Leaside Zoning By-law 1916

(214) Exception RT 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 6.5.4, as amended, of the former Town of Leaside Zoning By-law 1916

(215) Exception RT 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 15 Overlea Boulevard, Section 6.6.4.2, as amended, of the former Town of Leaside Zoning By-law 1916

(216) Exception RT 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 619-2009 (OMB).

(217) Exception RT 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 237, 239 and 241 McRae Drive and 207 and 209 Randolph Road, Section 6.6.4.3, as amended, of the former Town of Leaside Zoning By-law 1916.

(218) Exception RT 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 930-952 Millwood Road, Section 6.11.2, as amended, of the former Town of Leaside Zoning By-law 1916

(219) Exception RT 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 172-1998.

(220) Exception RT 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(221) Exception RT 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 2716 St Clair Avenue East, Section 7.5.4.16, as amended, of the former Borough of East York Zoning By-law 6752

(222) Exception RT 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 2813 St Clair Avenue East, Section 7.5.4.17, as amended, of the former Borough of East York Zoning By-law 6752

(223) Exception RT 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 80 Secord Avenue, Section 7.5.4.19, as amended, of the former Borough of East York Zoning By-law 6752

(224) Exception RT 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 67-93 Douglas Crescent, Section 7.5.4.22, as amended, of the former Borough of East York Zoning By-law 6752

(225) Exception RT 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 393 Main Street, Section 7.5.4.26, as amended, of the former Borough of East York Zoning By-law 6752

(226) Exception RT 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 141 Cedarvale Avenue, Section 7.5.4.27, as amended, of the former Borough of East York Zoning By-law 6752

(227) Exception RT 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 158-160 Dawes Road, Section 7.5.4.30, as amended, of the former Borough of East York Zoning By-law 6752

(228) Exception RT 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1590 O'Connor Drive, Section 7.5.4.35, as amended, of the former Borough of East York Zoning By-law 6752

(229) Exception RT 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 401 Dawes Road, Section 7.5.4.36, as amended, of the former Borough of East York Zoning By-law 6752

(230) Exception RT 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25630.

(231) Exception RT 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 157 Dawes Road, Section 7.7.5.23, as amended, of the former Borough of East York Zoning By-law 6752

(232) Exception RT 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 758-1998.

(233) Exception RT 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 74-84 Southill Drive, Section 64.16(3) of the City of North York Zoning By-law 7625

(234) Exception RT 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 39 and 45 Green Belt Drive, Sections 64.16(10), 64.16(17), 64.20-A(84), 64.20-A(85), and 64.37(19) of the former City of North York Zoning By-law 7625

(235) Exception RT 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 39 and 45 Green Belt Drive, Sections 64.16(10), 64.16(17), 64.20-A(84), 64.20-A(85), and 64.37(19) of the former City of North York Zoning By-law 7625

(236) Exception RT 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 187, 189, 190, 191, 193, 194 and 195 Rexleigh Drive, Sections 12.1.9 and 12.2, as amended, of the former Borough of East York Zoning By-law 6752

(237) Exception RT 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(238) Exception RT 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 6.6.4.4, as amended, of the former Town of Leaside Zoning By-law 1916

(241) Exception RT 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 1073 Broadview Avenue, Section 7.5.4.41, as amended, of the former Borough of East York Zoning By-law 6752

(242) Exception RT 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 450 and 454 Dawes Road, Section 7.5.4.42, as amended, of the former Borough of East York Zoning By-law 6752

(243) Exception RT 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 900 Coxwell Avenue, Section 7.5.4.40, as amended, of the former Borough of East York Zoning By-law 6752

(244) Exception RT 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 7.5.4.31, as amended, of the former Borough of East York Zoning By-law 6752

(245) Exception RT 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 925-2006.

(246) Exception RT 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 253-2008.

(247) Exception RT 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 118-2004.

(248) Exception RT 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 128-2001.

(249) Exception RT 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28516.

(250) Exception RT 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30767.

(251) Exception RT 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23585

(252) Exception RT 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 32-2007 (OMB).

(253) Exception RT 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1575 Weston Road Section 16(365) of the former City of York Zoning By-law 1-83.

(254) Exception RT 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 50 Church Street, Section 16(346) of the former City of York Zoning By-law 1-83

(255) Exception RT 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26822.

(256) Exception RT 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 24471.

(257) Exception RT 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23482.

(258) Exception RT 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23393.

(259) Exception RT 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 618-2009 (OMB).

(260) Exception RT 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23467.

(261) Exception RT 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27425.

(262) Exception RT 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(263) Exception RT 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(264) Exception RT 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(265) Exception RT 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(266) Exception RT 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(267) Exception RT 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(268) Exception RT 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(270) Exception RT 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(271) Exception RT 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(272) Exception RT 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(273) Exception RT 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(274) Exception RT 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(275) Exception RT 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(276) Exception RT 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(277) Exception RT 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(278) Exception RT 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(279) Exception RT 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(280) Exception RT 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26504.

(281) Exception RT 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 16(217) of the former City of York Zoning By-law 1-83

(283) Exception RT 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(284) Exception RT 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(285) Exception RT 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(286) Exception RT 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(287) Exception RT 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(288) Exception RT 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(289) Exception RT 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(290) Exception RT 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(291) Exception RT 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(292) Exception RT 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(293) Exception RT 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a maximum of one **dwelling unit** per **lot** as shown on the registered plan;

(B) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) the maximum height is the lesser of 3 **storeys** and 10.5 metres;

(E) the maximum **lot coverage** is 50%.

(297) Exception RT 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21769

(302) Exception RT 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 240-2007.

(303) Exception RT 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 112-2000.

(304) Exception RT 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 733-2004.

(305) Exception RT 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 470-2001.

(306) Exception RT 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 445-2000.

(307) Exception RT 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 680-2000.

(308) Exception RT 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 880-2003.

(309) Exception RT 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 2326 Dufferin Street and 2 Hunter Avenue, Section 16(1) of the former City of York Zoning By-law 1-83

(310) Exception RT 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 862-2007.

(311) Exception RT 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

Sections:

The lands subject to this exception must comply with City of Toronto by-law 578-2000.

(312) Exception RT 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 3528.

(313) Exception RT 313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1978-183.

(314) Exception RT 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(322) Exception RT 322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centre line of the road, if the **lot line** abuts Kingston Road; and
 - (ii) 7.5 metres for all other **streets**;
- (C) the minimum **building setback** from a **lot line** that does not abut a **street** is:
 - (i) 7.5 metres from the side **main wall** of a **building**; and
 - (ii) 10.0 metres to any other **main wall**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(323) Exception RT 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception shall permit a total of 57 **townhouse dwelling units** provided that all other provisions of this By-law are complied with.

(324) Exception RT 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(332) Exception RT 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) the minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) the maximum **lot coverage** is the **lawful lot coverage** that existed on the **lot** on the date of the enactment of this By-law;
- (D) the maximum **building** height is 11.0 metres;
- (E) a minimum of one enclosed **parking space** shall be provided with each **dwelling unit**, and shall be set back a minimum of 6.0 metres from the **front lot line**; and
- (F) despite the uses permitted in the zone a **detached house** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(334) Exception RT 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 set back 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 the 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) the 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 abut a **street** is 1.5 metres;
- (F) the maximum **lot coverage** is 50%; and
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception shall collectively comply with all the following:

- (A) the maximum number of **dwelling units** is 11;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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) 6.0 metres 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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 749-757 Sheppard Avenue West, Section 64.20-A(19) of the City of North York Zoning By-law 7625

(339) Exception RT 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must collectively comply with all 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 point 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 spaces** 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;
- (L) the **lot coverage** regulations of this by-law do not apply;
- (M) **dwelling units** are only permitted if there is a parking **structure** on the lands; and
- (N) projections such as pilasters, columns, balconies and unenclosed porches are not permitted to project into a required yard that abut a **street**. A canopy and exterior steps may encroach into the required **street yard** for Kingston Road to a maximum of 1.0 metres.

(340) Exception RT 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the minimum garage space dimensions are:
 - i) single car garage: 3.0 metres by 6.0 metres;
 - ii) double car garage: 5.7 metres by 6.0 metres;
 - iii) tandem parking stalls: 3.0 metres by 11.6 metres; and
- (H) the **lot coverage** regulations of this by-law do not apply.

(341) Exception RT 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the minimum garage space dimensions are:
 - i) single car garage: 3.0 metres by 6.0 metres;
 - ii) double car garage: 5.7 metres by 6.0 metres; and
 - iii) tandem parking stalls: 3.0 metres by 11.6 metres; and

(F) the **lot coverage** regulations of this by-law do not apply.

(342) Exception RT 342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the minimum garage space dimensions are:

- i) single car garage: 3.0 metres by 6.0 metres;
- ii) double car garage: 5.7 metres by 6.0 metres; and
- iii) tandem parking stalls: 3.0 metres by 11.6 metres; and

(F) the **lot coverage** regulations of this by-law do not apply.

(343) Exception RT 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 spaces** must be located in the **principal building**.

(344) Exception RT 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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) the **lot coverage** regulations of this by-law do not apply;

(E) **parking spaces** must be provided at a minimum rate of 0.25 for each senior citizen's **apartment building**;

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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;

- (B) The minimum **building setback** from a **rear lot line** and **side lot line** that does not abut a **street** is a distance equal to one half the height of the **building**;
- (C) a minimum of 50% of the area of the **lot** must be used for **landscaping**;
- (D) a below grade parking **structure** must be set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the lowest floor and the average elevation of grade along the **lot line** that abuts the **street**;
- (E) **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) the maximum **building** height is 9.0 metres;
- (G) the maximum number of **storeys** is 2; and
- (H) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House, Duplex** or **Townhouse** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(346) Exception RT 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27020.

(351) Exception RT 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the Maximum number of **dwelling unit** is 100;
- (B) the maximum **building** height is the lesser of 4 **storeys** excluding the **basement**;
- (C) The **principal building** must setback from a railway property line;
- (D) the minimum **building setback** from a **front lot line** is the **building setback** front the **front lot line** for the **lawfully existing building** as it existed on the date of the enactment of this By-law;
- (E) the minimum **building setback** from a **rear lot line** is the **building setback** rear the **front lot line** for the **lawfully existing building** as it existed on the date of the enactment of this By-law;
- (F) the minimum **building setback** from a **side lot line** is the **building setback** front the **side lot line** for the **lawfully existing building** as it existed on the date of the enactment of this By-law;
- (G) the maximum **lot coverage** is the percentage of the **lot** covered by all **buildings** on the **lot** as it existed on the date of the enactment of this By-law;

Prevailing By-laws and Prevailing Sections:

(None Apply)

900.6 RM - Zone

900.6.1 General

(1) RM Zone Exceptions

The regulations located in Article 900.6.10 apply only to the exceptions subject to the RM zone and identified with the corresponding exception number.

900.6.10 Exceptions for RM Zone

(1) Exception RM 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 94-2002.

(2) Exception RM 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

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 for each **dwelling unit**;
- (ii) the minimum **lot area** is 325 square metres for each **dwelling unit**;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1992-117 prevail.

(4) Exception RM 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 9005.

(5) Exception RM 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 438-1998.

(6) Exception RM 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 721-2002.

(7) Exception RM 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 173 Royal York Road, former City of Etobicoke by-law 3018 prevails.

(9) Exception RM 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 149 Stanley Avenue, former City of Etobicoke by-laws 4262, 1981-302 and 1988-176 prevail.

(10) Exception RM 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1995-237.

(11) Exception RM 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 3065 and 3066.

(12) Exception RM 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 4 Elmhurst Drive and 396 Albion Road, former City of Etobicoke by-laws 4024 and 2414 prevail.

(13) Exception RM 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 893-2000.

(14) Exception RM 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 247-2000.

(15) Exception RM 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 519-521 Royal York Road, former City of Etobicoke by-laws 1985-42 and 83-14 prevail.

(16) Exception RM 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 440-2005.

(17) Exception RM 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 13088.

(18) Exception RM 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 885-2005.

(20) Exception RM 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 8889 and 613.

(21) Exception RM 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 4164.

(22) Exception RM 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 10.5 metres;
- (ii) the minimum **lot area** is 325 square metres;
- (iii) the maximum floor space index is 0.60;
- (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.

B) 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.

C) 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.

D) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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%;
- (D) the maximum **building** height is 9.5 metres; and
- (E) the maximum floor space index is 0.45.

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 the greater of 6.0 metres or 20% of **lot depth**; 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
- (F) the maximum **building** height is 14.0 metres.

(25) Exception RM 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1991-177.

(26) Exception RM 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 12 Pebble Valley Lane, former City of Etobicoke by-law 1984-32 prevails.

(27) Exception RM 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1124-2001(OMB) and former City of Etobicoke by-law 1995-57.

(28) Exception RM 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 12950.

(29) Exception RM 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 21 Van Camp Place, former City of Etobicoke by-law 2631 prevails.

(30) Exception RM 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 13049.

(31) Exception RM 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 716-2003.

(33) Exception RM 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 27686, 27696, 27695.

(35) Exception RM 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 255-2005.

(36) Exception RM 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 680-2000.

(37) Exception RM 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 22378 and 26280.

(38) Exception RM 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 175 Cummer Avenue, Section 64.18(5) of the City of North York Zoning By-law 7625

(39) Exception RM 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(11) of the City of North York Zoning By-law 7625

(40) Exception RM 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31523.

(41) Exception RM 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 205 Cummer Avenue, Section 64.20-A(66) of the City of North York Zoning By-law 7625

(42) Exception RM 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 470-2001.

(43) Exception RM 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 215-2000.

(44) Exception RM 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 142 Finch Avenue East, Section 64.17(19) of the City of North York Zoning By-law 7625

(45) Exception RM 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 634-2001.

(46) Exception RM 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-laws 78-2007 and 1018-2007.

(47) Exception RM 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 758-2003.

(48) Exception RM 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26840.

(49) Exception RM 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 20746.

(50) Exception RM 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception a school is permitted.

(51) Exception RM 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 878-2003.

(52) Exception RM 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27268.

(53) Exception RM 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31289.

(54) Exception RM 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 685-2005.

(55) Exception RM 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28860.

(56) Exception RM 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 113-1999.

(57) Exception RM 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 301-2000.

(58) Exception RM 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 20856.

(59) Exception RM 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1394 Wilson Avenue, Section 64.17(6) of the City of North York Zoning By-law 7625

(60) Exception RM 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23193 and 27826.

(61) Exception RM 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 4701 Bathurst Street, Section 64.19(12) of the City of North York Zoning By-law 7625

(62) Exception RM 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 482-2006.

(64) Exception RM 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30816.

(65) Exception RM 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31674.

(66) Exception RM 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 9 Greenbriar Road, Section 64.20-A(81) of the City of North York Zoning By-law 7625

(67) Exception RM 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 20, 22, 28, and 30 Privat Road, Sections 64.17(13) and 64.17(44) of the City of North York Zoning By-law 7625

(68) Exception RM 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 310 Grandravine Drive, Section 64.20(6) of the City of North York Zoning By-law 7625

(69) Exception RM 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 16462 and 19780.

(70) Exception RM 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception **detached houses** are permitted.

(71) Exception RM 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 624-2006.

(72) Exception RM 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 12073 and 12130.

(73) Exception RM 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 4711-4719 Bathurst Street, Section 64.19(13) of the City of North York Zoning By-law 7625

(74) Exception RM 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32737.

(76) Exception RM 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 682-1999.

(77) Exception RM 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.19(9) of the City of North York Zoning By-law 7625).

(78) Exception RM 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 219 and 221 Finch Avenue East, Section 64.17(19) of the City of North York Zoning By-law 7625

(79) Exception RM 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 3101 Bathurst Street, Section 64.19(8) of the City of North York Zoning By-law 7625

(80) Exception RM 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1125-2007 (OMB).

(81) Exception RM 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 221 O'Connor Drive, Section 7.5.4.33, as amended, of the former Borough of East York Zoning By-law 6752

(82) Exception RM 82

On these lands City of Toronto by-law 681-1999.

(83) Exception RM 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30231.

(84) Exception RM 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 285-1998.

(85) Exception RM 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 928 Millwood Road, Section 6.7.5.3, as amended, of the former Town of Leaside Zoning By-law 1916

(86) Exception RM 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 325, 1327, 1335, 1345, 1347, 1351, 1353 and 1365 Bayview Avenue, 2 and 4 Sutherland Drive, 2, 3, 4 and 5 Airdrie Road and **Lot 79**, Registered Plan 2122 (Kelvingrove Apartments), Section 6.6.4.1, as amended, of the former Town of Leaside Zoning By-law 1916

(87) Exception RM 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1102 Broadview Avenue, Section 7.3.4.1, as amended, of the former Borough of East York Zoning By-law 6752

(88) Exception RM 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 69-75 Chapmen Avenue, Section 7.5.4.3, as amended, of the former Borough of East York Zoning By-law 6752

(89) Exception RM 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 200 Dawes Road, Section 7.5.4.4, as amended, of the former Borough of East York Zoning By-law 6752

(90) Exception RM 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 45-51 Chapman Avenue, Section 7.5.4.5, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(91) Exception RM 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 27-33 George Webster Road, Section 7.5.4.6, as amended, of the former Borough of East York Zoning By-law 6752

(92) Exception RM 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

In addition to the **building** types permitted in 10.80.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

(93) Exception RM 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21552.

(94) Exception RM 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 152 and 154 Floyd Avenue, Section 7.5.4.23, as amended, of the former Borough of East York Zoning By-law 6752

(96) Exception RM 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 50 Underhill Drive, Section 64.19(6) of the City of North York Zoning By-law 7625

(97) Exception RM 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 33 George Webster Road, Section 7.6.4.1, as amended, of the former Borough of East York Zoning By-law 6752

(98) Exception RM 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 29 George Webster Road, Section 7.6.4.2, as amended, of the former Borough of East York Zoning By-law 6752

(99) Exception RM 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 31 George Webster Road, Section 7.6.4.3, as amended, of the former Borough of East York Zoning By-law 6752

(100) Exception RM 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31616.

(102) Exception RM 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 599-2006.

(103) Exception RM 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 2953 Bathurst Street, Section 64.19(2) of the City of North York Zoning By-law 7625

(104) Exception RM 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) Section 64.19(1) of the City of North York Zoning By-law 7625

(105) Exception RM 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28554.

(106) Exception RM 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1945 Lawrence Avenue West, Section 16(419) of the former City of York Zoning By-law 1-83

(107) Exception RM 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22713.

(108) Exception RM 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25208.

(110) Exception RM 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31540.

(112) Exception RM 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 29-2007(OMB).

(113) Exception RM 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres

(B) a balcony, enclosed porch and associated roof overhang may encroach into a required yard a maximum of 2.0 metres.

(C) The minimum 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%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(114) Exception RM 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 25575 and 25734.

(117) Exception RM 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

- (A) Section 64.20(10) of the City of North York Zoning By-law 7625

(118) Exception RM 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

- (A) On 24 Pinehill Crescent, Section 16(51) of the former City of York Zoning By-law 1-83

(119) Exception RM 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 1202 Jane Street, Section 16(382) of the former City of York Zoning By-law 1-83

(123) Exception RM 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) The lands may be used for two **detached houses**.
- (B) The mutual **driveway** on the lands is to be a minimum of 2.43 metres wide.

(126) Exception RM 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **detached house**.

(127) Exception RM 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 273 Scarlett Road, Section 16(147) of the former City of York Zoning By-law 1-83

(128) Exception RM 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 708 - 710 Jane Street, Section 16(213) of the former City of York Zoning By-law 1-83

(129) Exception RM 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The ground floor and cellar of the **building** on the lands may be used as a **retail store**.

(131) Exception RM 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

One extension of the existing **building** on the lands is permitted.

(132) Exception RM 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **duplex**.

(134) Exception RM 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 518 and 520 Riverside Drive, Section 16(242) of the former City of York Zoning By-law 1-83

(136) Exception RM 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 1311 Weston Road, Section 16(214) of the former City of York Zoning By-law 1-83

(137) Exception RM 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 1230 and 1234 Weston Road, Section 16(288) of the former City of York Zoning By-law 1-83

(138) Exception RM 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 66 Trethewey Drive, Section 16(420) of the former City of York Zoning By-law 1-83

(139) Exception RM 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 89 Brownville Avenue, Section 16(241) of the former City of York Zoning By-law 1-83

(140) Exception RM 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) Section 16(235) of the former City of York Zoning By-law 1-83

(141) Exception RM 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 52 Cliff Street, Section 16(363) of the former City of York Zoning By-law 1-83

(142) Exception RM 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The minimum **side yard setback** of the south **lot line** of the land may be 0.50 metres.

(144) Exception RM 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 80 and 82 Gray Avenue, Section 16(228) of the former City of York Zoning By-law 1-83

(145) Exception RM 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 2352 St Clair Avenue West, Section 16(302) of the former City of York Zoning By-law 1-83

(149) Exception RM 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 2490 St Clair Avenue West, Section 16(340) of the former City of York Zoning By-law 1-83

(150) Exception RM 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a maximum of two **dwelling units** and one **retail store**.

(151) Exception RM 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception may be used for the parking and the storage of **vehicles**.

(152) Exception RM 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) Section 16(154) of the former City of York Zoning By-law 1-83

(153) Exception RM 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) Section 16(133) of the former City of York Zoning By-law 1-83

(154) Exception RM 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 18688.

(156) Exception RM 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **detached house**.

(157) Exception RM 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 40 Croham Road, Section 16(96) of the former City of York Zoning By-law 1-83

(158) Exception RM 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **semi-detached house**.

(159) Exception RM 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **detached house**.

(161) Exception RM 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

- (A) Section 16(145) of the former City of York Zoning By-law 1-83

(162) Exception RM 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

- (A) On 220 Bowie Avenue, Section 16(381) of the former City of York Zoning By-law 1-83

(163) Exception RM 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

- (A) On 216 Schell Road, Section 16(231) of the former City of York Zoning By-law 1-83

(164) Exception RM 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**; and
- (D) the maximum **lot coverage** is 33%.

(166) Exception RM 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The maximum height of any **building** is 16 metres with no more than 5 **storeys**.

(168) Exception RM 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 one half the height of the **building**;
- (C) the maximum **lot coverage** is 33%; and
- (D) a **nursing home** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(173) Exception RM 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 m²; or , one **dwelling unit** on a **lot** with a minimum 7.5 metre frontage on a **street** and a minimum **lot area** of 255 m²
 - (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 m²; or, one **dwelling unit** on a **lot** with a minimum 5.25 metre frontage on a **street** and a minimum area of 195 m²
 - (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 one half the height of the **building**; and
- (E) the maximum **lot coverage** is 33%.

(174) Exception RM 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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;
- (H) the minimum dimensions for an enclosed **parking space** shall be 2.7 metres by 5.7 metres; and
- (I) the lands located between Thrust Court and the **side lot lines** of 796 and 802 Midland Avenue must only be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(175) Exception RM 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

- (A) On 965 Jane Street, Section 16(289) of the former City of York Zoning By-law 1-83

(176) Exception RM 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **detached house**.

(178) Exception RM 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) On 160, 162, 164, 166 and 168 Marlee Avenue and 398 Ridelle Avenue, Section 16(170) of the former City of York Zoning By-law 1-83

(179) Exception RM 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Section:

(A) 406 and 406A Hopewell Avenue, Section 16(318) of the former City of York Zoning By-law 1-83

(180) Exception RM 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) 963 and 1001 Roselawn Avenue, Section 16(397) of the former City of York Zoning By-law 1-83

(182) Exception RM 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Warden Avenue is 8.9 metres;

(B) the minimum setback from a **side lot line** is one half 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%; and

(E) the portion of **building** containing a **parking space** may be located in a **side yard** if it is at least 0.45 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(183) Exception RM 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1751 and 1753 Keele Street, Section 16(404) of the former City of York Zoning By-law 1-83

(186) Exception RM 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 537 Silverthorn Avenue, Section 16(312) of the former City of York Zoning By-law 1-83

(188) Exception RM 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(163) of the former City of York Zoning By-law 1-83

(191) Exception RM 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) 438 Silverthorn Avenue, Section 16(106) of the former City of York Zoning By-law 1-83

(193) Exception RM 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands may be used for a **semi-detached house**.

(194) Exception RM 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1651 Keele Street, Section 16(296) of the former City of York Zoning By-law 1-83

(195) Exception RM 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(128) of the former City of York Zoning By-law 1-83

(196) Exception RM 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 19 Kenora Crescent, Section 16(380) of the former City of York Zoning By-law 1-83

(198) Exception RM 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 450 Gilbert Avenue, Section 16(388) of the former City of York Zoning By-law 1-83

(199) Exception RM 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 424 Gilbert Avenue, Section 16(389) of the former City of York Zoning By-law 1-83

(200) Exception RM 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 50 and 100 Bronoco Avenue and 366 Rogers Road, Section 16(347) of the former City of York Zoning By-law 1-83

(202) Exception RM 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 111 Kitchener Avenue, Section 16(354) of the former City of York Zoning By-law 1-83

(203) Exception RM 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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%;
- (E) on the lands municipally known in the year 2010 as 500 Birchmount Road, a library is also a permitted use if:
 - (i) the **gross floor area** of the **building** minus the **gross floor area** of the **basement**, is not more than 80% of the **lot area**; and
 - (ii) **parking spaces** be provided at a minimum rate of 2.17 for each 100 square metres of **gross floor area**.

(204) Exception RM 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 54 Kirknewton Road, Section 16(398) of the former City of York Zoning By-law 1-83

(212) Exception RM 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) The lands may be used for a **detached house**.

(213) Exception RM 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(149) of the former City of York Zoning By-law 1-83

(215) Exception RM 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 setback** is 3.6 metres.

(216) Exception RM 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for an office and the storage of sanding equipment.

(218) Exception RM 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 16(309) of the former City of York Zoning By-law 1-83

(219) Exception RM 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 414 Rogers Road, Section 16(234) of the former City of York Zoning By-law 1-83

(220) Exception RM 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 291 Rogers Road, Section 16(176) of the former City of York Zoning By-law 1-83

(221) Exception RM 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 290 Rogers Road, Section 16(11) of the former City of York Zoning By-law 1-83 .

(222) Exception RM 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for a **detached house**.

(223) Exception RM 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for two **detached houses**.

(224) Exception RM 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 257, 259, and 261 Nairn Avenue and 238 and 240 Earls court Avenue, Section 16(275) of the former City of York Zoning By-law 1-83

(227) Exception RM 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 288 Boon Avenue, Section 16(385) of the former City of York Zoning By-law 1-83

(228) Exception RM 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for two **detached houses**.

(230) Exception RM 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 621 Glenholme Avenue, Section 16(192) of the former City of York Zoning By-law 1-83

(231) Exception RM 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 170 Alameda Avenue, Section 16(267) of the former City of York Zoning By-law 1-83

(232) Exception RM 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 16(232) of the former City of York Zoning By-law 1-83

(234) Exception RM 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 2091 Dufferin Street, Section 16(307) of the former City of York Zoning By-law 1-83

(235) Exception RM 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 16(87) of the former City of York Zoning By-law 1-83

(237) Exception RM 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) Section 16(57) of the former City of York Zoning By-law 1-83

(238) Exception RM 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 11 Rogers Road, Section 16(352) of the former City of York Zoning By-law 1-83

(239) Exception RM 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 434 Oakwood Avenue, Section 16(294) of the former City of York Zoning By-law 1-83

(240) Exception RM 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 369-373 Oakwood Avenue, Section 16(156) of the former City of York Zoning By-law 1-83

(241) Exception RM 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**.

(B) The minimum west **side yard setback** for a **Vehicle Fuel Station** and a **Vehicle Service Shop** is 1.8 metres.

(C) Overnight parking or storage of trucks or tractor trailers is not permitted.

(244) Exception RM 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**.

(B) Overnight parking or storage of trucks or tractor trailers is not permitted.

(247) Exception RM 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1528 and 1530 Bathurst Street, Section 16(330) of the former City of York Zoning By-law 1-83

(248) Exception RM 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1 Valewood Avenue, Section 16(216) of the former City of York Zoning By-law 1-83

(249) Exception RM 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 142 and 148 Kenwood Avenue, Section 16(323) of the former City of York Zoning By-law 1-83

(250) Exception RM 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 11 Pinewood Avenue, Section 16(369) of the former City of York Zoning By-law 1-83

(251) Exception RM 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 11 Claxton Boulevard, Section 16(293) of the former City of York Zoning By-law 1-83

(252) Exception RM 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 City of Toronto by-law 1029-2006.

(D) The lands municipally known as 601, 603 and 605 Oakwood Avenue, Section 16(432) of the former City of York Zoning By-law 1-83

(253) Exception RM 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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; and
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 in the **principal building** containing the **dwelling unit** for each resident; and
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half **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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(262) Exception RM 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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** for residents use shall be located underground or within the **principal building**; and
 - (ii) a minimum of 0.3 **parking spaces** shall be surface spaces for visitors and these surface visitor

spaces do not include a **tandem parking space** located in front of an enclosed **parking space** for residents; and

- (iii) **parking spaces** may be located between the **main wall** and the **lot line** abutting a **street**; and
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(263) Exception RM 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) 230 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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; and
- (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; and
 - (iii) a minimum setback from a **lot line** that abuts a **lot** in a RD zone is 12.0 metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, of Scarborough By-law 17677.

(268) Exception RM 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 1132 Broadview Avenue, Section 12.1.15, as amended, of the former Borough of East York Zoning By-law 6752

(271) Exception RM 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 522-538 Dawes Road, Section 7.7.5.16, as amended, of the former Borough of East York Zoning By-law 6752

(272) Exception RM 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(273) Exception RM 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(274) Exception RM 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(275) Exception RM 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(276) Exception RM 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(277) Exception RM 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(278) Exception RM 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(279) Exception RM 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;

- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(280) Exception RM 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(281) Exception RM 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(282) Exception RM 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(283) Exception RM 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(284) Exception RM 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(285) Exception RM 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(286) Exception RM 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(287) Exception RM 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(288) Exception RM 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(289) Exception RM 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(290) Exception RM 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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
 - (iii) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(291) Exception RM 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(292) Exception RM 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(293) Exception RM 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(294) Exception RM 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(295) Exception RM 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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
 - (iii) 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(296) Exception RM 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(297) Exception RM 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(298) Exception RM 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum setback from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 9.0 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) 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 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) 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**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(299) Exception RM 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(300) Exception RM 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(301) Exception RM 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(302) Exception RM 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(303) Exception RM 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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; and
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 34, of Scarborough By-law 10827.

(308) Exception RM 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(309) Exception RM 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(330) Exception RM 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 metres 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 spaces** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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.
- (H) On the lands City of Toronto by-law 687-2007.

(332) Exception RM 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum **lot coverage** is 51%,
- (B) a minimum of 49% of the **lot area** 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; and

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 687-2007.

(333) Exception RM 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum **lot coverage** is 51%,
- (B) a minimum of 49% of the **lot area** 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; and

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 687-2007.

(334) Exception RM 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1978-18.

(335) Exception RM 335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(336) Exception RM 336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(337) Exception RM 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(338) Exception RM 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(339) Exception RM 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts Kingston 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**;
- (G) the maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House or Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (H) a maximum of 8 visitor **parking spaces** may be located in a yard that abuts Kingston Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(340) Exception RM 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(341) Exception RM 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(342) Exception RM 342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(343) Exception RM 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) the minimum **building setback** for a **side lot line** that does not abut a **street** is 1.5 metres;
- (C) the minimum **building setback** from a **rear lot line** is 21.0 metres;
- (D) the maximum **building** height of a **building** is 10.5 metres;
- (E) the maximum **lot coverage** is equal to the percentage of the **lot** covered by the **principal building** on the date of the enactment of this By-law;
- (F) the maximum **building** height of a **building** is equal to the height of the **building** that existed on the date of the enactment of this By-law;
- (G) **parking spaces** are to be provided at a minimum rate of 1.8 for each **dwelling unit**; and
- (H) **parking spaces** may be located in a **side yard** that abuts Dorset Road; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(344) Exception RM 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(345) Exception RM 345

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** is 2.0 metres;
- (B) the minimum **building setback** from a **side lot line** is:
 - (i) 1.4 metres if the **side lot line** abuts a **street**; and
 - (ii) 0.6 metres in all other cases; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (I) No portion of the **building** or projection from it is permitted to encroach into a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(346) Exception RM 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(347) Exception RM 347

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(348) Exception RM 348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(349) Exception RM 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 a 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(350) Exception RM 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the only uses permitted are:

- (i) **Dwelling Units** if located in other than a **detached house**;
- (ii) **Group Home**;
- (iii) **Day Nursery**;
- (iv) **Nursing Home**;

(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 spaces** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

(351) Exception RM 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only **building** types permitted are **detached house, semi-detached house** and **duplex**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(D) the maximum height of a **building** is:

- (i) 9.1 metres if the **building** is a **detached house** or **semi-detached house**; and
- (ii) 12.2 metres for all other **buildings**;

(E) the maximum number of **storeys** is 3;

(F) the maximum **lot coverage** is 33%;

(G) **parking spaces** 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;

(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; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
- (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
- (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(352) Exception RM 352

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(353) Exception RM 353

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres.

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(354) Exception RM 354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(355) Exception RM 355

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) only those **buildings, structures** and parking existing on the day of the enactment of this By-law are permitted
- (B) the maximum **lot coverage** is 30%;
- (C) the part of a **building** used for below grade parking 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 one half the vertical distance from the elevation of the surface of the lowest floor to the elevation surface grade at the **lot line** abutting the **street**;
- (D) an **ancillary building** used for storage of waste may be located in a **front yard** or **side yard** if:
 - (i) it is a minimum of 1.5 from a **lot line** that abuts a **street**; and
 - (ii) is entirely enclosed;
- (E) **parking spaces** are to be provided at a minimum rate of 1.0 for each **dwelling unit**.

(356) Exception RM 356

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(357) Exception RM 357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) 25.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** if a **lot line** abuts Galloway 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (J) only those **building, structures** and **parking spaces** existing on the date of the enactment of this by-law are permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(358) Exception RM 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(359) Exception RM 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(360) Exception RM 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the maximum number of **dwelling units** is 6;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the maximum **lot coverage** is equal to the percentage of the **lot** covered by existing **buildings** on the date of the enactment of this By-law;
- (D) a minimum area of 95 square metres in the **front yard** shall be used for no other purpose than **landscaping** and a minimum area of 60 square metres 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (I) no part of a **dwelling unit** must be located below grade in the **basement**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(361) Exception RM 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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** of 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(362) Exception RM 362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(363) Exception RM 363

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(364) Exception RM 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum number of **dwelling units** is 71;
- (B) the portion of a below grade **structure** used for **parking spaces** 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) a minimum of 114 **parking space** are to be provided;
- (G) 25% of all **parking spaces** are to be for visitor parking 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

- (I) Schedule "C" Exception 59, of Scarborough By-law 10327

(365) Exception RM 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) despite regulations to the contrary, only **dwelling units** in an **apartment building** and a **nursing home** are permitted;
- (B) the maximum height of a **building** is 15.0 metres;
- (C) **parking spaces** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) the maximum **lot coverage** is 40%; and
- (G) the minimum **building setback** from a **lot line** is 1.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(366) Exception RM 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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**;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(367) Exception RM 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception are to collectively comply with all the following:

- (A) only those **buildings, structures** and parking existing on the day of the enactment of this By-law are permitted;
- (B) the maximum height of a **building** is the lesser of 3 **storeys** and 10.0 metres;
- (C) the portion of a below grade **structure** used for **parking spaces** is to be set back from a **lot line** that abuts a road a distance equal to the greater of:
 - (i) 3.0 metres; and
 - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**; 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 material and **recyclable material** may be located in a **front yard** or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (G) **parking spaces** for resident use 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**;
- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(368) Exception RM 368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 set back from a **lot line** that abuts a road a distance equal to the greater of:
 - (i) 3.0 metres;
 - (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 on 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 spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (I) a minimum of 80% of all **parking spaces** are to be located below ground or in a **building**; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(369) Exception RM 369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 on the date of the enactment of this By-law;
- (B) the minimum **building setback** from **side lot line** or **rear lot line** that does not abut a **street** is:
 - (i) 7.5 metres if it is the side **main wall** of the **building**; and
 - (ii) 10.5 metres in all other cases; and
- (C) the portion of a below grade **structure** used for **parking spaces** is to be set back from a **lot line** that abuts a road a distance equal to the greater of:
 - (i) 3.0 metres; and

- (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**; 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** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(370) Exception RM 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 on the date of the enactment of this By-law;
- (B) the minimum **building setback** from **side lot line** or **rear lot line** that does not abut a **street** is:
 - (i) 7.5 metres if it is the side **main wall** of the **building**; and
 - (ii) 10.5 metres in all other cases; and
- (C) the maximum **lot coverage** is 30%;
- (D) an **ancillary building** used for the storage of waste material and **recyclable material** may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (E) **parking spaces** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(371) Exception RM 371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres if the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**; and
 - (6.0 metres in all other cases; 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
 - (ii) 10.5 metres from the southerly **lot line**; and
- (C) the maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law;
- (D) the maximum **lot coverage** is 30%;

- (E) the portion of a below grade **structure** used for **parking spaces** is to be set back from a **lot line** that abuts a road a distance equal to the greater of:
 - (i) 3.0 metres; and
 - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**; and
- (F) an **ancillary building** used for the storage of waste material and **recyclable material** may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres;
- (H) only **building, structures** and **parking spaces** existing on the date of the enactment of this by-law are permitted on these lands.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(372) Exception RM 372

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(373) Exception RM 373

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 one half the height of the **building**;
- (C) a minimum 7.5 metre wide **landscape** strip is required all parts of a **lot line** that abut a **lot** in an RD or RS zone; 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(374) Exception RM 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

In addition to the regulations in Exception RM 23, a photography studio is permitted.

(375) Exception RM 375

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

In addition to the uses permitted in the RM(u4) (x2) zone, a seniors retirement house is permitted subject to the following:

- (A) the minimum east **side yard setback** is 1.7 metres;
- (B) the minimum west **side yard setback** of the detached garage is 0.25 metres;
- (C) the minimum north yard and west yard setbacks for projecting eaves is 0.0 metres; and
- (D) a maximum of 14 residents plus one staff person shall be permitted to reside in the house.

(376) Exception RM 376

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 maximum floor space index for a **lot** containing a **dwelling unit** in a **Detached House, Semi-detached House** or **Duplex** is:
 - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and

Prevailing By-laws and Prevailing Sections:

- (G) Schedule "C" Exception 18, of Scarborough By-law 9676.

(379) Exception RM 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) only the following **building** types are permitted:
 - (i) **detached house**; and
 - (ii) **townhouse**;
- (B) of the maximum number of permitted **dwelling units**:
 - (i) a maximum of five **dwelling units** in **townhouses** shall abut the **lot line** of Kingston Road; and
 - (ii) a maximum of three **dwelling units** in **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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(380) Exception RM 380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(381) Exception RM 381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 929m²; (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 one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(382) Exception RM 382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(383) Exception RM 383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum permitted **lot coverage** is 40%.

(384) Exception RM 384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(385) Exception RM 385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(386) Exception RM 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(387) Exception RM 387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(388) Exception RM 388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(389) Exception RM 389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(390) Exception RM 390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(391) Exception RM 391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and

- (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (I) a swimming pool existing on the date of the enactment of this By-law may be located in a yard that abuts Brimwood Boulevard; and
- (J) a free standing recreation **building** is permitted.

(392) Exception RM 392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) a minimum of 50% of the **lot** is to be used for **soft landscaping**;
- (C) in addition to regulations (A) and (B) above, the lands are to be developed according to regulations (D) or (E) but not both;
- (D) if the lands are developed for a **Detached house, Semi-detached house, Duplex, Townhouse, Apartment building** or a **building** other than those listed that has a maximum of four **dwelling units** sharing one common entrance to the **building**, then the following regulations apply:
 - (i) the maximum number of **dwelling units** 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 one half the height of the **building**;
 - (iii) the maximum height of a **building** or **structure** is the lesser of 13.5 metres and 4 **storeys**;
 - (iv) **amenity space** 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 1.12 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; and
- (F) if the lands are developed for a **Detached house, Semi-detached house, Duplex** or a **building** other than those listed that has a maximum of four **dwelling units** sharing one common entrance to the **building**, then the following regulations apply:
 - (i) the maximum number of **dwelling units** 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**;
 - (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres; 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 one half the height of the **building**.
 - (iii) the minimum separation between the above ground **main wall** of two **building** is the distance equal to one half to combined total height of the two **buildings**.
 - (iv) the maximum **lot coverage** is 40%;

(395) Exception RM 395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(396) Exception RM 396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(397) Exception RM 397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(398) Exception RM 398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(399) Exception RM 399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 12.0 metres from Middlefield 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(400) Exception RM 400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(401) Exception RM 401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(402) Exception RM 402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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**.
- (K) visitor **parking spaces** may be located in a yard that abuts Wickson Trail if they are a minimum of 9.0 metres from the **lot line** that abuts Wickson Trail.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(409) Exception RM 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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.

(414) Exception RM 414

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 maximum **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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(415) Exception RM 415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception shall collectively comply with all the following:

- (A) the minimum **building setback** from a **front lot line** is 4.0 metres;
- (B) the minimum **building setback** 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(416) Exception RM 416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(417) Exception RM 417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square

metres; and

(iii) 0.4 if the **lot area** is more than 697 square metres.

(419) Exception RM 419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(421) Exception RM 421

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** is 22.0 metres, measured from the original centreline of the **street**;
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** is:
 - (i) 10.5 metres if the **lot line** abuts a **lot** in a RD or RS zone; and
 - (ii) a distance equal to one half 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 used only for **soft landscaping** must be provided along the portion of a **lot line** that abuts a **lot** in an RD zone;
- (E) **parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**; of which:
 - (i) a minimum of 75% must be located in a **building** or in a **structure** below grade;
 - (ii) a minimum of 20% of all required **parking spaces** are to be for visitor parking only;
- (F) a minimum of 60% of the **lot area** is to be used for no other purpose than **landscaping**;
- (G) the maximum **lot coverage** is 30%;
- (H) **amenity space** is to be provided inside a **building** at a rate of 2.4 square metres for each **dwelling unit**; and
- (I) in addition to the uses permitted in the zone, one **place of worship** is permitted if it complies with the following:
 - (i) it is located on Part **Lot 26**, Concession "D": Being lands bounded on the West by Midland 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;
 - (ii) the **building** is to be set back from a **lot line** that abuts Midland Avenue a minimum of 25.0 metres, measured from the original centreline of the **street**;
 - (iii) the maximum **lot coverage** is 40%; and
 - (iv) the minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(423) Exception RM 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 m²; 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 m².

(424) Exception RM 424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

- (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 one half the height of the **building**;

(425) Exception RM 425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) the minimum **building setback** from a **side lot line** or **rear lot line** is:
 - (i) 6.0 metres if the setback is to the side **main wall** of the **building**; and
 - (ii) 10.5 metres in all other cases;
- (C) the maximum **lot coverage** is 30%;
- (D) a **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
 - (i) it is a wholly enclosed **building**; and
 - (ii) it is located a minimum of 1.5 metres from a **lot line** that abuts a **street**; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to one half the height of the **building**;
- (B) the minimum separation between the above ground **main walls** of two **building** on a **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On a **lot**, a **private school** or a **religious education use** is a permitted use.

(430) Exception RM 430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with:

- (A) On these lands municipally known as 1465 Birchmount Road, City of Toronto by-law 740-2005.

(432) Exception RM 432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with:

- (A) On these lands municipally known as 15 Primrose Avenue, City of Toronto by-law 75-2006.

(435) Exception RM 435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is the distance equal to one half 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 1.0 metres in 4.0 metres including garages.

(436) Exception RM 436

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from Kennedy Road is 25.0 metres measured from the original centre line of the **street**;
- (B) the minimum **building setback** from a side or **rear lot line** is the distance equal to one half the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is the distance equal to one half the combine total height of the two **buildings**;
- (D) the maximum **lot coverage** is 30%.

(437) Exception RM 437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 one half 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 one half 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**.

(439) Exception RM 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation distance between the above ground **main walls** of two **buildings** that are on the same **lot** is a distance equal to one half the total combined height of the two **buildings**;
- (D) the maximum **lot coverage** is 30%;
- (E) each **dwelling unit** must have an individual access to the outdoors at grade level; or, not more than two **dwelling units** must have a common access to the exterior of the **building** at grade level;
- (F) a **building** may not contain more that 3 **dwelling units**; and
- (G) **parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**.

(442) Exception RM 442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres if the **lot line** abuts Morningside 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;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 25, of Scarborough By-law 11883.

(443) Exception RM 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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;
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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;
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** is:
 - (i) 6.0 metres if the wall is an end wall; and (ii) 9.0 metres in all other cases;
- (C) the maximum height of the **main wall** from **established grade** to the underside of the eaves is 7.5 metres;
- (D) a minimum of 50% of the **lot area** must be **landscaped**;
- (E) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) **parking spaces** provided in excess of the minimum required by this By-law must be used for visitor **parking spaces** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**;
- (F) In addition to the uses permitted in the zone, a **public school** is also permitted;
- (G) despite regulations to the contrary, a **townhouse** is a permitted **building** type;
- (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 compliance with the applicable requirements of this By-law.

(446) Exception RM 446

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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** used for waste storage may be located in a yard that abuts a **street** if it is:
 - (i) fully enclosed by four walls and roof; and
 - (ii) no closer than 1.5 metres to any **lot line**.

(447) Exception RM 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 maximum **lot coverage** is 15%;

- (G) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (H) a minimum of 75% of the total **parking spaces** must be located underground; and
- (I) 20% of the **parking spaces** must be located on the surface and used 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**; and
- (F) attached **dwelling units** must have individual private access to each **dwelling unit** from grade.

(449) Exception RM 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**.

(451) Exception RM 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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**; and

(E) a **dwelling unit** may be in a **townhouse building** if it is a rental unit.

(452) Exception RM 452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**.

(454) Exception RM 454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law: 607-2008.

(457) Exception RM 457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28332.

(458) Exception RM 458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32429.

(462) Exception RM 462

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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 one half the height of the **building**;
and
- (D) the maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, 16, 17, of Scarborough By-law 9366

(463) Exception RM 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
 - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;
 - (ii) 7.5 metres if the **main wall** is an end-wall; and
 - (iii) 10.5 in all other cases; and
- (C) the maximum **lot coverage** is 30%;
- (D) the maximum **building** height to the underside of the eaves is 7.5 metres;
- (E) a minimum 60% of the **lot area** must be used for no other purpose than **landscaping**;
- (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
- (I) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(464) Exception RM 464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) the minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is 7.5 metres;
- (C) the maximum **building** height to the underside of the eaves is 7.5 metres;
- (D) a minimum 60% of the **lot area** must be used for no other purpose than **landscaping**;
- (E) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) a minimum of 67% of all **parking spaces** are to be located under ground; and
- (G) a minimum of 33% of the **parking space** are to be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(465) Exception RM 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 22.0 metres measured from the original centre line of the road if the road is Birchmount Road; and
 - (ii) 9.0 metres in all other cases; and
- (B) the minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
 - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;
 - (ii) 7.5 metres if the **main wall** is an end-wall; and
 - (iii) 10.5 in all other cases; and
- (C) the maximum **lot coverage** is 30%;
- (D) the maximum **building** height to the underside of the eaves is 7.5 metres;
- (E) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) a minimum of 67% of all **parking spaces** are to be located under ground;
- (G) a minimum of 33% of the **parking space** are to be for visitor parking;
- (H) a minimum 60% of the **lot area** must be used for no other purpose than **landscaping**; and
- (I) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(466) Exception RM 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Road is 22.0, metres measured from the original centre line of the road;
- (B) the minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is 7.5 metres;
- (C) the maximum number of **storeys** permitted is 2;
- (D) the maximum **lot coverage** is 30%;
- (E) a wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (F) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
 - (i) 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
 - (ii) 3.0 metres; and
- (G) the required **parking space** must be located in the **principal building**; and

(H) visitor **parking spaces** must be located in a surface parking area that is a minimum of 20% of the area covered by the **principal buildings** on the property.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(467) Exception RM 467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is :
 - (i) 9.0 metres if it is the side wall of a **building** on a **corner lot**; and
 - (ii) 7.5 metres in all other cases; and
- (B) the minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
 - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;
 - (ii) 7.5 metres if the **main wall** is an end-wall; and
 - (iii) 10.5 in all other cases; and
- (C) The maximum **lot coverage** is 30%;
- (D) the maximum **building** height to the underside of the eaves is 7.5 metres;
- (E) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) a minimum of 67% of all **parking spaces** are to be located under ground;
- (G) a minimum of 33% of the **parking space** are to be for visitor parking;
- (H) a minimum 60% of the **lot area** must be used for no other purpose than **landscaping**; and
- (I) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(468) Exception RM 468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
 - (i) 6.0 metres for the part of the **building** containing a **vehicle** entrance to a **parking space**; and
 - (ii) 3.0 metres in all other cases; and
- (B) the minimum **building setback** from a **rear lot line** and a **lot line** that abuts a **lot** in the RD-Zone or Open Space Zone category, is 7.5 metres;
- (C) the required **parking space** must be located in the **principal building**; and
- (D) a minimum of one **parking space** must be provided for visitors and be located on a **driveway** leading to a **parking space** in the **principal building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(469) Exception RM 469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
 - (i) 6.0 metres for the part of the **building** containing a **vehicle** entrance to a **parking space**; and
 - (ii) 3.0 metres in all other cases; and
- (B) the maximum **building** height is 12 metres; and
- (C) **parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**, of which; 1.0 for each **dwelling unit** must be enclosed and 0.2 for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(470) Exception RM 470

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) the maximum **building** height is 12 metres; and
- (C) **parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**, of which; 1.0 for each **dwelling unit** must be enclosed and 0.2 for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(471) Exception RM 471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
 - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;
 - (ii) 7.5 metres if the **main wall** is an end-wall; and
 - (iii) 10.5 in all other cases; and
- (C) The maximum **lot coverage** is 30%;
- (D) the maximum **building** height to the underside of the eaves is 7.5 metres;
- (E) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) a minimum of 75% of all **parking spaces** are to be located under ground;
- (G) a minimum of 20% of the **parking space** are to be for visitor parking; and
- (H) a minimum 60% of the **lot area** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(472) Exception RM 472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts Warden Avenue is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is:
 - (i) 6.0 metres if the wall is the side end wall of a **building**; and
 - (ii) 9.0 metres in all other cases; and
- (C) The maximum **lot coverage** for all **building** is 30%;
- (D) a minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (F) the maximum **building** height to the underside of the eaves is 7.5 metres;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) any **parking space** provided in excess of those required must be for visitor parking only; and
- (I) a wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard**, if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

900.7 RA - Zone

900.7.1 General

(1) RA Zone Exceptions

The regulations located in Article 900.7.10 apply only to the exceptions subject to the RA zone and identified with the corresponding exception number.

900.7.10 Exceptions for RA Zone

(1) Exception RA 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 13627.

(2) Exception RA 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 8 Humberline Drive, former City of Etobicoke by-law 1989-225 prevails.

(3) Exception RA 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(2) of North York Zoning By-law 7625

(4) Exception RA 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-19 prevails.

(5) Exception RA 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1990-253 prevails.

(6) Exception RA 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 14,642.

(7) Exception RA 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 365-2007.

(8) Exception RA 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 621.

(9) Exception RA 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21054.

(10) Exception RA 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) City of Etobicoke by-law 1989-78; and

(B) City of Toronto by-law 477-2010.

(11) Exception RA 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1989-78.

(12) Exception RA 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 147-2005.

(13) Exception RA 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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%;

(D) the maximum **building** height is 9.5 metres; and

(E) the maximum floor space index is 0.45.

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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 10,931.

(15) Exception RA 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1984-87.

(16) Exception RA 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1437.

(17) Exception RA 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 3472.

(18) Exception RA 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1986-157.

(19) Exception RA 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2285 Lake Shore Boulevard West, former City of Etobicoke by-law 1988-141 prevails.

(20) Exception RA 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception the maximum **lot coverage** is 25%.

(21) Exception RA 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 174-2003.

(22) Exception RA 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 14,656.

(23) Exception RA 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 75 Irwin Road, former City of Etobicoke by-law 14,267 prevails.

(24) Exception RA 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 75 Tandridge Crescent, former City of Etobicoke by-laws 2313 and 15,027 prevail.

(25) Exception RA 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2045 Lake Shore Boulevard West, former City of Etobicoke by-laws 3878, 14849 and 15507 prevail.

(26) Exception RA 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2269 Lake Shore Boulevard West, former City of Etobicoke by-law 1988-116 prevails.

(27) Exception RA 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1982-117 and 1982-118.

(28) Exception RA 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto 840-2002.

(29) Exception RA 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1978-35, 1978-36 and 1978-254.

(30) Exception RA 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1981-258.

(31) Exception RA 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 14,757.

(32) Exception RA 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1981-155.

(33) Exception RA 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 905.

(34) Exception RA 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1766 and 1805.

(35) Exception RA 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1766, 1805 and 3131.

(36) Exception RA 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1988-106 prevails.

(37) Exception RA 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1806 and 1988-106 prevail.

(38) Exception RA 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1807 and 4171 prevail.

(39) Exception RA 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2777 Kipling Avenue, former City of Etobicoke by-law 1808 and City of Toronto by-law 527-2002.

(40) Exception RA 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 2110 and 1986-79.

(41) Exception RA 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 625 and 2034.

(42) Exception RA 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2855 Bloor Street West, former City of Etobicoke by-law 1994-118 prevails.

(43) Exception RA 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1371 prevails.

(44) Exception RA 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1719, 1297 and 1983-136 prevail.

(45) Exception RA 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 646-1999.

(46) Exception RA 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 318-2001.

(47) Exception RA 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 165 La Rose Avenue, former City of Etobicoke by-law 1978-198 prevails.

(48) Exception RA 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 151 La Rose Avenue, former City of Etobicoke by-laws 3708 and 132 prevail.

(49) Exception RA 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 123, 125, and 135 La Rose Avenue, former City of Etobicoke by-laws 1980-196 and 1980-225 prevail.

(50) Exception RA 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception a school is permitted.

(51) Exception RA 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 105 La Rose Avenue, former City of Etobicoke by-law 1982-122 prevails.

(52) Exception RA 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 95 La Rose Avenue, former City of Etobicoke by-law 1982-122 prevails.

(53) Exception RA 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 319-2001.

(54) Exception RA 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 40 Richview Road, former City of Etobicoke by-law 1978-105 prevails.

(55) Exception RA 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 32 Richview Road, former City of Etobicoke by-law 1986-155 prevails.

(56) Exception RA 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1332.

(57) Exception RA 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 434-2001.

(58) Exception RA 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 834.

(59) Exception RA 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 346.

(60) Exception RA 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1984-16.

(61) Exception RA 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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%;
- (D) the maximum **building** height is 9.5 metres; and
- (E) the maximum floor space index is 0.45.

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 the greater of 6.0 metres or 20% of **lot depth**; 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 metres.

(62) Exception RA 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 702 and 2014.

(63) Exception RA 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 435-2004.

(64) Exception RA 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1994-122.

(65) Exception RA 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1993-56.

(66) Exception RA 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 12,950.

(67) Exception RA 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 13,190.

(68) Exception RA 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1996-205.

(71) Exception RA 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 Humber Boulevard, former City of Etobicoke by-law 1988-225 prevails.

(72) Exception RA 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1987-181.

(73) Exception RA 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1984 and 1524.

(74) Exception RA 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1993-84.

(75) Exception RA 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 14,915.

(76) Exception RA 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 13,851 and 14,126.

(77) Exception RA 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 936.

(78) Exception RA 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 716, 813 and 168.

(79) Exception RA 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 807, 839 and 1625.

(80) Exception RA 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 807, 839 and 3835.

(81) Exception RA 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 807 and 839.

(82) Exception RA 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-laws 815-1998 and 747-2002.

(83) Exception RA 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 878, 2201, and 3834.

(84) Exception RA 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 810, 838 and 1989-49.

(85) Exception RA 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 929, 1165 and 3494.

(86) Exception RA 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 313 and 315 The Kingsway, former City of Etobicoke by-law 83-142 prevails.

(87) Exception RA 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1079 and 4100.

(89) Exception RA 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14,826 prevails.

(90) Exception RA 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 14,809.

(91) Exception RA 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 760-2006 (OMB).

(92) Exception RA 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On the lands subject to this exception **townhouses** are an additional permitted **building** type, subject to the RT zone requirements.

(93) Exception RA 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 311 Dixon Road, former City of Etobicoke by-law 14,450 prevails.

(94) Exception RA 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1994-123.

(95) Exception RA 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1996-115.

(96) Exception RA 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) in one only of the **apartment buildings** on the lands, a maximum of 555 square meters of commercial floor area is permitted for a **retail store**, personal care shop, and office.
- (B) the maximum number of **dwelling units** permitted on the lands is 972;
- (C) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-laws 1990-98 and 1978-226.

(98) Exception RA 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1333.

(99) Exception RA 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 3765.

(100) Exception RA 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 1307-2008.

(101) Exception RA 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 929, 931, 933, 935, 937 and 939 Sheppard Avenue West, Section 64.20-A(137) of the former City of North York Zoning By-law 7625

(102) Exception RA 102

On these lands City of Toronto by-law 992-2004.

(103) Exception RA 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(57) of North York Zoning By-law 7625

(104) Exception RA 104

On these lands former City of North York by-law 27699.

(105) Exception RA 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 29561.

(106) Exception RA 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 230 Milvan Drive, Section 64.20-A(138) of the former City of North York Zoning By-law 7625

(107) Exception RA 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 2350 Finch Avenue West, Section 64.20-A(134) of the former City of North York Zoning By-law 7625

(108) Exception RA 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 338-2003.

(109) Exception RA 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 64.19(11) of the City of North York Zoning By-law 7625.

(110) Exception RA 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25435.

(111) Exception RA 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1987-164.

(112) Exception RA 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1099-2006.

(113) Exception RA 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 21055, 21424, 28650, 32474, 32737, and City of Toronto by-law 169-1998.

(114) Exception RA 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 21055, 21424, 28650, 32474, 32737.

(115) Exception RA 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 461-2002.

(116) Exception RA 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 153-2002.

(117) Exception RA 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 343-2003.

(118) Exception RA 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 989-2003.

(119) Exception RA 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 824-2004.

(120) Exception RA 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 429-2000.

(121) Exception RA 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27764.

(122) Exception RA 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1094-2002.

(123) Exception RA 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

On these lands City of Toronto by-law 1094-2002.

(124) Exception RA 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1094-2002.

(125) Exception RA 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1094-2002.

(126) Exception RA 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1094-2002.

(127) Exception RA 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22134.

(128) Exception RA 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 85 and 95 Thorncliffe Park Drive, Section 6.10.1, as amended, of the former Town of Leaside Zoning By-law 1916

(129) Exception RA 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 92-2003.

(130) Exception RA 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22634.

(131) Exception RA 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22575.

(132) Exception RA 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 16397, 19643, 18693.

(133) Exception RA 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 190-2002.

(134) Exception RA 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 120 Torresdale Avenue, Section 64.20-A(47) of the City of North York Zoning By-law 7625

(135) Exception RA 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23088.

(136) Exception RA 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 20362.

(137) Exception RA 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 475 and 485 Patricia Avenue, Section 64.20-A(161) of the former City of North York Zoning By-law 7625

(138) Exception RA 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28621.

(139) Exception RA 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23282 and 27913.

(140) Exception RA 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 196-2005 (OMB).

(141) Exception RA 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23343.

(142) Exception RA 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 20879.

(143) Exception RA 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 5940 Yonge Street, Section 64.20-A(71) of the City of North York Zoning By-law 7625

(144) Exception RA 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 43 Drewry Avenue, Section 64.20-A(80) of the City of North York Zoning By-law 7625

(145) Exception RA 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 29-35 Drewry Avenue, Section 64.20-A(43) of the City of North York Zoning By-law 7625

(147) Exception RA 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 20443.

(148) Exception RA 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

(149) Exception RA 149 H(19)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 865-2008 (OMB).

(150) Exception RA 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands the following by-laws prevail, being City of Toronto by-laws 145-2005 and 89-2007.

(151) Exception RA 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 2040 Don Mills Road, Section 64.20-A(31) of the City of North York Zoning By-law 7625

(152) Exception RA 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 95-2009.

(153) Exception RA 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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%;
- (D) the maximum **building** height is 9.5 metres; and
- (E) the maximum floor space index is 0.45.

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 the greater of 7.5 metres or 25% of the **lot depth**.

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.

(154) Exception RA 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 22077 and 22616.

(155) Exception RA 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 134-2008 (OMB).

(156) Exception RA 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21502.

(157) Exception RA 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 18745 and 19826.

(158) Exception RA 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 34-42 Finch Avenue East, Section 64.20-A(63) of the City of North York Zoning By-law 7625

(159) Exception RA 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 22-32 Finch Avenue East, Section 64.20-A(72) of the City of North York Zoning By-law 7625

(160) Exception RA 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 37 Bishop Avenue, Section 64.20-A(37) of the City of North York Zoning By-law 7625

(161) Exception RA 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 30230 and 30292.

(162) Exception RA 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23595, 23916, 27381, and 27872.

(163) Exception RA 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30481.

(164) Exception RA 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 687-2004.

(165) Exception RA 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 529-2003.

(166) Exception RA 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27382.

(167) Exception RA 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26431.

(168) Exception RA 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26431.

(169) Exception RA 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 24613.

(170) Exception RA 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 867-2008.

(171) Exception RA 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 18688, 18910, 18862.

(172) Exception RA 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21769.

(173) Exception RA 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28475.

(174) Exception RA 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 707-1998.

(175) Exception RA 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(75) of the City of North York Zoning By-law 7625

(176) Exception RA 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 903-1998.

(178) Exception RA 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 4-2006.

(179) Exception RA 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 2431 and 2433 Finch Avenue West, Section 64.20-A(28) of the City of North York Zoning By-law 7625

(180) Exception RA 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 422-2003.

(181) Exception RA 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23457.

(182) Exception RA 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 22039 and 29893.

(183) Exception RA 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22102.

(184) Exception RA 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21017.

(185) Exception RA 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 535 and 555 Sheppard Avenue West, Section 64.20-A(13) of the City of North York Zoning By-law 7625

(186) Exception RA 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 107-2001.

(188) Exception RA 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21681.

(189) Exception RA 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 30864, 31218 and 31936.

(190) Exception RA 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 15 Bideford Avenue, Section 64.20-A(14) of the City of North York Zoning By-law 7625

(191) Exception RA 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22171.

(192) Exception RA 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 20634.

(193) Exception RA 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30470.

(194) Exception RA 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1038-2002.

(195) Exception RA 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1000 Sheppard Avenue West, Section 64.20(9) of the City of North York Zoning By-law 7625).

(196) Exception RA 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 522-2006.

(197) Exception RA 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 845-2001.

(198) Exception RA 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1239-2007.

(199) Exception RA 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 643-2002.

(200) Exception RA 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 798-802 Sheppard Avenue West, Section 64.20-A(62) of the City of North York Zoning By-law 7625

(201) Exception RA 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 778-782 Sheppard Avenue West, Section 64.20-A(42) of the City of North York Zoning By-law 7625

(202) Exception RA 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1130 and 1154 Wilson Avenue, Section 64.20-A(12) of the City of North York Zoning By-law 7625

(203) Exception RA 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1206 Wilson Avenue, Section 64.20-A(1) of the City of North York Zoning By-law 7625

(204) Exception RA 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 31424.

(205) Exception RA 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 28535.

(206) Exception RA 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29641.

(207) Exception RA 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 3-2005 (OMB).

(208) Exception RA 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 25538.

(210) Exception RA 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws 26337, 24307 and 20923.

(211) Exception RA 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 20724.

(212) Exception RA 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 2999.

(213) Exception RA 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 22685.

(214) Exception RA 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 22075.

(215) Exception RA 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 23112.

(216) Exception RA 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 22688.

(217) Exception RA 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 22527.

(218) Exception RA 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws 25477 and 22135.

(219) Exception RA 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 416-2003.

(220) Exception RA 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(60) of the City of North York Zoning By-law 7625

(221) Exception RA 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 27624.

(222) Exception RA 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1001-2003.

(223) Exception RA 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 15-25 Lorraine Drive, 7 Blakely Road, 39-45 Hounslow Avenue, Section 64.20-A(73) of the City of North York Zoning By-law 7625

(224) Exception RA 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 944-2003.

(225) Exception RA 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28490.

(226) Exception RA 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 28207 and 28925.

(227) Exception RA 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 15 Horsham Avenue, 5412-5422 Yonge Street, Section 64.20A-(39) of the City of North York Zoning By-law 7625

(228) Exception RA 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 127-2008.

(229) Exception RA 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 815-2005.

(230) Exception RA 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing

Sections:

On these lands City of Toronto by-law 1069-2007.

(231) Exception RA 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 55-65 Eglinton Avenue, Section 64.20-A(16) of the City of North York Zoning By-law 7625

(232) Exception RA 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31237.

(233) Exception RA 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23089 and 23407.

(234) Exception RA 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 24357.

(235) Exception RA 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26603.

(236) Exception RA 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 825-1998.

(237) Exception RA 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 809-2007.

(238) Exception RA 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 18156 and 32737.

(239) Exception RA 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 27569 and 27828.

(240) Exception RA 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28545.

(241) Exception RA 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26455.

(242) Exception RA 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 18889.

(243) Exception RA 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32075.

(244) Exception RA 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 19780.

(245) Exception RA 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 19519.

(246) Exception RA 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31448.

(247) Exception RA 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 17531.

(248) Exception RA 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 285-1998.

(249) Exception RA 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31594.

(250) Exception RA 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 720-2000.

(251) Exception RA 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30946.

(252) Exception RA 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 26683 and 27259.

(253) Exception RA 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31012.

(254) Exception RA 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23702.

(255) Exception RA 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 19530.

(256) Exception RA 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 29650.

(257) Exception RA 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 29938.

(258) Exception RA 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26855.

(259) Exception RA 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 22099 and 21708.

(260) Exception RA 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25204.

(261) Exception RA 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28007.

(262) Exception RA 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 24428.

(263) Exception RA 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 29426.

(264) Exception RA 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 18223 and 32077.

(265) Exception RA 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32000.

(266) Exception RA 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20(2) of the City of North York Zoning By-law 7625.

(267) Exception RA 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 536-2000.

(268) Exception RA 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 33105.

(269) Exception RA 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 28719 and 29308.

(270) Exception RA 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 22343.

(271) Exception RA 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 387-2008.

(273) Exception RA 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 744-2002.

(274) Exception RA 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1056-2004.

(275) Exception RA 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 32071 and 32707.

(276) Exception RA 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 32273 and 32707.

(277) Exception RA 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 275-2000.

(278) Exception RA 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 400-1998.

(279) Exception RA 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32208.

(280) Exception RA 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 17175 and 32077.

(281) Exception RA 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 27017 and 27417.

(282) Exception RA 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 31620 and 29945.

(283) Exception RA 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27625.

(284) Exception RA 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 27814 and 21836.

(285) Exception RA 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27966.

(286) Exception RA 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 1107-2008 (OMB).

(287) Exception RA 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 17272, 32077, and 32737.

(288) Exception RA 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 12191 and 32077.

(289) Exception RA 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 739-2001.

(290) Exception RA 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 32336 and 32412.

(291) Exception RA 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 30076 and 31507.

(292) Exception RA 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28447.

(293) Exception RA 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Sections 64.13(44), 64.20-A(107), 64.20-A(154), 64.20-A(155) of the former City of North York Zoning By-law 7625

(294) Exception RA 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections: The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Sections 64.13(44), 64.20-A(107), 64.20-A(154), 64.20-A(155) of the former City of North York Zoning By-law 7625

(295) Exception RA 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Sections 64.13(44), 64.20-A(107), 64.20-A(154), 64.20-A(155) of the former City of North York Zoning By-law 7625

(296) Exception RA 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 30706 and 31211.

(297) Exception RA 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31612.

(298) Exception RA 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32850.

(299) Exception RA 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32850.

(301) Exception RA 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, Section 6.7.5.2, as amended, of the former Town of Leaside Zoning By-law 1916 prevails.

(304) Exception RA 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26595.

(305) Exception RA 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31788.

(306) Exception RA 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 352, 354, 356 McRae Drive and 216 Randolph Road, Section 6.7.5.4, as amended, of the former Town of Leaside Zoning By-law 1916

(307) Exception RA 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 186 Laird Drive and 360 McRae Drive, Section 6.7.5.5, of the former Town of Leaside Zoning By-law 1916

(308) Exception RA 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30765.

(309) Exception RA 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 11 Thorncliffe Park Drive and 21 Overlea Boulevard, Sections 6.10.2 and 6.10.3 of the former Town of Leaside Zoning By-law 1916

(310) Exception RA 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) On 522 Plains Road, Section 7.2.4.1 of the former Borough of East York Zoning By-law 6752

(312) Exception RA 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half 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 one half the vertical distance from the lowest floor of the **structure** to the **average grade** at the **front lot line**.

(314) Exception RA 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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) **lot coverage** does not apply; and
- (D) **parking spaces** must be provided at a minimum rate of 1.4 spaces for each **dwelling unit**, of which:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be located in a **building** for resident use; and
 - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 64, of Scarborough By-law 10048.

(315) Exception RA 315

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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) **lot coverage** does not apply;
- (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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 64, of Scarborough By-law 10048.

(317) Exception RA 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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) **lot coverage** does not apply;
- (E) the minimum setback for a below grade parking **structures** is equivalent to one half 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 63 and 64, of Scarborough By-law 10048.

(318) Exception RA 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**
- (D) the minimum setback from a **rear lot line** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 building** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) a minimum of 46 square metres of **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 the greater distance of:
 - (i) one half the height of the **building**; or
 - (ii) 5.7 metres;
- (C) the minimum setback from a **rear lot line** is a distance equal to one half the height of the **building**;
- (D) The maximum **lot coverage** is 33%.

(324) Exception RA 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 **lot coverage** regulations of this by-law do not apply; and
- (F) the only uses permitted are a **dwelling unit** in an **apartment building** and a **day nursery**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(327) Exception RA 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) a minimum of 46 square metres of **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 date of the enactment of this By-law;
- (F) the only uses permitted are:
 - (i) a **dwelling unit** if it is in an **apartment building**; and
 - (ii) private-home day care.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(340) Exception RA 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **amenity space** 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** if the total combined **interior floor area** these uses does not exceed 47 m²:
 - (i) **personal service shop**;
 - (ii) dry cleaning and laundry pick-up and delivery;
 - (iii) photographic pick-up and delivery; and
 - (iv) **retail store** if it only sells foods prepared off the **premises**; soft drinks for consumption off the **premises**; or drugs, cosmetics, pharmaceuticals, tobaccos and reading materials; and
 - (v) recreational uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(343) Exception RA 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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 **building setback** from a **side lot line** is a distance equal to one half the height of the **building**, except that the minimum **building setback** from a **side lot line** parallel to Grace Street is 3.0 metres.
- (C) if a **building** exceeds 3 **storeys** or 11.0 metres in height, **amenity space** must be provided at a rate of 0.9 square metres for each **dwelling unit**.
- (D) **parking spaces** must be provided at a minimum rate of 1.025 **parking spaces** for each **dwelling unit**, of which:
 - (i) a minimum of 0.88 spaces per **dwelling unit** must be for residents parking; and
 - (ii) a minimum of 0.145 spaces per **dwelling unit** must be 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** if
 - (i) the total combined **interior floor area** of all **retail stores** does not exceed 42 square metres; and
 - (ii) the products sold are limited to foods and liquids prepared off the **premises**; or patent medicines, cosmetics, tobaccos, reading material and variety items.

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, exception 42 of Exceptions List - Schedule "C" of Scarborough Zoning By-law 10048 prevails

(344) Exception RA 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **amenity space** must be provided at a minimum rate of 1.0 square metres per **dwelling unit**;
- (B) the maximum **building** height is 19.0 metres;
- (C) **parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**, of which:
 - (i) a minimum of 1.2 spaces for each **dwelling unit** must be used for resident parking; and
 - (ii) a minimum of 0.1 spaces for each **dwelling unit** must be used for visitor parking;
- (D) the maximum **lot coverage** is 28%;
- (E) the maximum **gross floor area** is 1.6 times the area of the **lot**;
- (F) the minimum **building setback** from a **front lot line** is 3.0 metres;
- (G) the minimum **building setback** from a **side lot line** is 1.0 metres; and
- (H) regulation 15.5.50.10 (2) does not apply

Prevailing By-laws and Prevailing Sections:

(None Apply)

(346) Exception RA 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 357-2003.

(347) Exception RA 347

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 23835.

(348) Exception RA 348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 19340 and 19369.

(349) Exception RA 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 1465 Lawrence Avenue West, Section 64.20-A(98) of former City of North York Zoning By-law 7625

(350) Exception RA 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 31619.

(351) Exception RA 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 31347 and 31509.

(358) Exception RA 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 14 (1), of Scarborough By-law 15907.

(359) Exception RA 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) the minimum 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**; and
- (H) the maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(360) Exception RA 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum 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%; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 21, of Scarborough By-law 15907

(361) Exception RA 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) a minimum of 36.0 metres measured from the centre line of Meadowvale Road, and;
 - (ii) a minimum of 7.5metres from Generation Boulevard; and
- (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; and
- (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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 7 and 16, of Scarborough By-law 15907

(362) Exception RA 362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the total number of **dwelling units** 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 2,8, of Scarborough By-law 15907.

(363) Exception RA 363

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**
- (B) The minimum 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 one half the height of the **building**
- (F) The minimum separation between **buildings** on a **lot** is equal to one half 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.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 2, of Scarborough By-law 15907

(365) Exception RA 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum setback from a **lot line** that abuts a **street** is 3.0 metres.
- (B) The minimum setback from a **lot line** that abuts a **street** for underground **structures** is 1.0 metre.
- (C) The minimum setback from a **lot line** that abuts an Open Space zone category is 15.0 metres.
- (D) The minimum setback from a **lot line** that abuts an Open Space zone category for underground **structures** is 0.0 metres.
- (E) The maximum **lot coverage** is 45%.
- (F) **Amenity space** must be provided at a rate of 1.0 square metre per **dwelling unit**.
- (G) No open balconies are permitted to face the westerly **lot line**.
- (H) The maximum height for a **principal building** or **structure** is:
 - (i) the lesser of 13.0 metres and 4 **storeys** for that portion of the **building** located less than 50.0 metres from a **lot line** abutting Sheppard 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; and
 - (ii) 54.0 metres in all other cases.
- (I) The second floor contained in **dwelling units** located on the ninth **storey** in the **buildings** will be considered as one **storey** in total.
- (J) **Parking spaces** must be provided at a rate of 1.4 **parking spaces** per **dwelling unit** in an **apartment building**, as follows:
 - (i) a minimum of 1.2 **parking space** per **dwelling unit** shall be within a **building**; and
 - (ii) a minimum of 0.2 spaces per **dwelling unit** shall be for visitors.
- (K) **Parking spaces** must be provided at a rate of 2.0 **parking spaces** per **dwelling unit** in a **residential building** other than an **apartment building**, as follows:
 - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be within a **building**; and
 - (ii) a minimum of 1.0 **tandem parking space** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 18, of Scarborough By-law 15907.

(366) Exception RA 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 29075, 31617 and 32063.

(367) Exception RA 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 29075.

(368) Exception RA 368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32230.

(369) Exception RA 369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32737.

(370) Exception RA 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 19951.

(371) Exception RA 371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20(1) of the City of North York Zoning By-law 7625.

(372) Exception RA 372

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 32474 and 31841.

(373) Exception RA 373

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 21147 and 21247.

(374) Exception RA 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(6) of North York Zoning By-law 7625

(375) Exception RA 375

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) A **retail store**, having a maximum **interior floor area** of 65 square metres, may be located within a **building** situated on the lands described as Block "B", Plan 7012, provided that no advertising signs shall be affixed to the exterior walls of the said **retail store**.

(B) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building**

type subject to the requirements in Section 10.60.

(377) Exception RA 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30407.

(378) Exception RA 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 14863, 28211, 28241, 28453, and 31172.

(379) Exception RA 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 39 and 45 Green Belt Drive, Sections 64.16(10), 64.16(17), 64.20-A(84), 64.20-A(85), and 64.37(19) of the former City of North York Zoning By-law 7625

(380) Exception RA 380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) On 39 and 45 Green Belt Drive, Sections 64.16(10), 64.16(17), 64.20-A(84), 64.20-A(85), and 64.37(19) of the former City of North York Zoning By-law 7625

(381) Exception RA 381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 65 and 75 Halsey Avenue, Section 7.7.5.1, as amended, of the former Borough of East York Zoning By-law 6752

(382) Exception RA 382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 404-444 Lumsden Avenue, Section 7.7.5.7, as amended, of the former Borough of East York Zoning By-law 6752

(383) Exception RA 383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 141-439 Lumsden Avenue, Section 7.7.5.8, as amended, of the former Borough of East York Zoning By-law 6752

(384) Exception RA 384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 48-108 Eastdale Avenue, Section 7.7.5.6, as amended, of the former Borough of East York

Zoning By-law 6752

(385) Exception RA 385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 61-75 Eastdale Avenue and 2-12 Goodwood Park Crescent, Section 7.7.5.9, as amended, of the former Borough of East York Zoning By-law 6752

(386) Exception RA 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 2 Secord Avenue, Section 7.7.5.13, as amended, of the former Borough of East York Zoning By-law 6752

(387) Exception RA 387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.12, as amended, of the former Borough of East York Zoning By-law 6752

(388) Exception RA 388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 500 Dawes Road, Section 12.1.17, as amended, of the former Borough of East York Zoning By-law 6752

(389) Exception RA 389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 506 Dawes Road, Section 7.7.5.21, as amended, of the former Borough of East York Zoning By-law 6752

(390) Exception RA 390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 508 Dawes Road, Section 7.7.5.22, as amended, of the former Borough of East York Zoning By-law 6752

(391) Exception RA 391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 10 and 12 Gower Street, Section 7.7.5.20, as amended, of the former Borough of East York Zoning By-law 6752

(392) Exception RA 392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1050 Broadview Avenue, Section 7.7.5.3, as amended, of the former Borough of East York Zoning By-law 6752

(393) Exception RA 393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1000 Broadview Avenue, Section 7.7.5.4, as amended, of the former Borough of East York Zoning By-law 6752

(394) Exception RA 394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1010 Broadview Avenue, Section 7.7.5.11, as amended, of the former Borough of East York Zoning By-law 6752

(395) Exception RA 395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 980 Broadview Avenue, Section 7.7.5.14, as amended, of the former Borough of East York Zoning By-law 6752

(396) Exception RA 396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1071 Woodbine Avenue, Section 7.7.5.15, as amended, of the former Borough of East York Zoning By-law 6752

(397) Exception RA 397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 704 Mortimer Avenue, Section 7.7.5.18, as amended, of the former Borough of East York Zoning By-law 6752

(398) Exception RA 398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 266 Donlands Avenue, Section 7.7.5.17, as amended, of the former Borough of East York Zoning By-law 6752

(399) Exception RA 399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1501 Woodbine Avenue, Section 12.1.16, as amended, of the former Borough of East York Zoning By-law 6752

(400) Exception RA 400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 30509.

(401) Exception RA 401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1042-1048 Broadview Avenue, Section 7.7.4.25, as amended, of the former Borough of East York Zoning By-law 6752

(402) Exception RA 402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 270-272 Donlands Avenue, Section 7.7.5.26, as amended, of the former Borough of East York Zoning By-law 6752

(403) Exception RA 403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 693-2004.

(404) Exception RA 404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 27269, and 27144.

(405) Exception RA 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) The lands may be used for a 14 **storey**, 13 suite **apartment building**.

(B) **Gross Floor Area** shall not exceed 38,000 square feet.

(C) A minimum of 40 **parking spaces** shall be provided, all of which shall be underground.

(D) 10,000 square feet of **landscaped** are to 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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 26370.

(407) Exception RA 407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23063, and 22255.

(408) Exception RA 408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 69-2000.

(409) Exception RA 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23063, and 22255.

(410) Exception RA 410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 23063, 22255, 26936, and 27549.

(411) Exception RA 411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 41.8m²
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 m².
- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

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 464.5m² on the ground floor.

(414) Exception RA 414

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 28182, 29398 and 30208.

(415) Exception RA 415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 28394, and 28643.

(416) Exception RA 416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws , 23874, 28644, 23063, and 22255.

(B) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

(417) Exception RA 417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws 23395, 23063, and 22255.

(B) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

(418) Exception RA 418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of North York by-law 21769.

(419) Exception RA 419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1496 Victoria Park Avenue, Section 64.20-A(58) of the City of North York Zoning By-law 7625

(420) Exception RA 420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of York by-law 1318-1988.

(423) Exception RA 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of York by-law 865.

(424) Exception RA 424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 25937 and 26244.

(425) Exception RA 425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 25740.

(426) Exception RA 426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 28107 and 26570.

(427) Exception RA 427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 30894, 27213, and 27162.

(428) Exception RA 428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws 24306, and 22843.

(B) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

(429) Exception RA 429

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 27090.

(430) Exception RA 430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 20495 and 20462.

(431) Exception RA 431

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands City of Toronto by-law 32-2007 (OMB).

(432) Exception RA 432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) a portion of the **apartment building** may be used for the purpose of a convenience store subject to the following:

- (i) the maximum permitted floor area devoted to the store is 44 square meters;
- (ii) the store shall be located on the ground floor only;
- (iii) no external signage advertising the store is permitted; and
- (iv) a minimum of one surface **parking space** is to be provided for the store.

(433) Exception RA 433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Permitted **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** within each of the 2 **apartment buildings** at 2450-2460 Weston Road.

(434) Exception RA 434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of York by-law 200.

(437) Exception RA 437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 32539.

(B) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

(438) Exception RA 438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 2130 Weston Road, Section 16(248) of the City of York Zoning By-law 1-83

(439) Exception RA 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 336-2001(OMB).

(441) Exception RA 441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21769.

(442) Exception RA 442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 21899.

(443) Exception RA 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 650 - 672 Sheppard Avenue East, Section 64.20-A(144) of the former City of North York Zoning By-law 7625

(444) Exception RA 444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 43-55 Goldwin Avenue, Section 16(332) of the former City of York Zoning By-law 1-83

(445) Exception RA 445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 1400 Weston Road, Section 16(306) of the former City of York Zoning By-law 1-83

(446) Exception RA 446

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 55 Emmett Avenue, Sections 16(130) and 16(169) of the former City of York Zoning By-law 1-83

(447) Exception RA 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum 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 one half the height of the **building**;

(C) the maximum **lot coverage** is 25%;

(D) a maximum of 50% of the **interior floor area** of the **first floor** 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;

(G) **parking spaces** shall be provided at a rate of 1.125 **parking spaces** for each **dwelling unit**.

(H) 60% of the **parking space** must be located underground; and

(I) a maximum of 6 **parking space** may be located in the **front yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(448) Exception RA 448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half the height of the **building**;

(C) the maximum **lot coverage** is 25%;

(D) a maximum of 50% of the **interior floor area** of the **first floor** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half 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

(451) Exception RA 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **buildings**;
- (C) the maximum **lot coverage** is 25%;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** 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.

(452) Exception RA 452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 one half 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(454) Exception RA 454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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 one half 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%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(455) Exception RA 455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 one half the height of the **building**; and
 - (ii) in all other cases a distance equal to one half the height of the **building**; and
- (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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(457) Exception RA 457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(49) of the former City of York Zoning By-law 1-83

(459) Exception RA 459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 squares 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

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 28926.

(461) Exception RA 461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(462) Exception RA 462

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(131) of the former City of York Zoning By-law 1-83

(463) Exception RA 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-laws 25537, 26552.

(464) Exception RA 464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(237) of the former City of York Zoning By-law 1-83

(465) Exception RA 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(182) of the former City of York Zoning By-law 1-83

(466) Exception RA 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(193) of the former City of York Zoning By-law 1-83

(467) Exception RA 467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(146) of the former City of York Zoning By-law 1-83

(468) Exception RA 468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(136) of the former City of York Zoning By-law 1-83

(469) Exception RA 469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 797 Jane Street, Section 16(135) of the former City of York Zoning By-law 1-83

(470) Exception RA 470

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(129) of the former City of York Zoning By-law 1-83

(471) Exception RA 471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(6) of the former City of York Zoning By-law 1-83

(472) Exception RA 472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 2480-2490 Eglinton Avenue West and 9-11 Glenhaven Street, Section 16(335) of the former City of York Zoning By-law 1-83

(473) Exception RA 473

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 701 Don Mills Road, Section 12.1.11, as amended, of the former Borough of East York Zoning By-law 6752

(474) Exception RA 474

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) the minimum setback from a **side lot line** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum setback from a **side lot line** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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;

- (F) a minimum **landscaping** strip of 1.9 metres shall be provided along the **lot line** that abuts a RD zone;
- (G) 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, of Scarborough By-law 8978

(480) Exception RA 480

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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) all **parking spaces** must be located on a **building**;
- (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%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(482) Exception RA 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 one half the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
 - (G) the maximum **building** height is 20 **storeys**;
 - (H) the minimum 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 one half 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; and
- Prevailing By-laws and Prevailing Sections:
- (M) Schedule "C" Exception 3, of Scarborough By-law 8978

(484) Exception RA 484

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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 one half the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) the 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 one half 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; and
- Prevailing By-laws and Prevailing Sections:
- (K) Schedule "C" Exception 'U', of Scarborough By-law 8978

(485) Exception RA 485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) the maximum **building** height is 20 **storeys**;
- (H) the minimum 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- 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 one half 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 2322-2400 Eglinton Avenue West and 9-11 Glenhaven Street, Section 16(317) of the former City of York Zoning By-law 1-83

(489) Exception RA 489

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (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 one half 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) a greenhouse is also permitted; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception (a), of Scarborough By-law 9276

(496) Exception RA 496

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 square metres of **gross floor area**;
- (F) the maximum **lot coverage** is 33%; and
- (G) beauty salon is also permitted if:
 - (i) it is located in the existing **detached house**; and
 - (ii) has a maximum floor area of 20 square metres.

(498) Exception RA 498

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the only uses permitted are:
 - (i) **dwelling units** in an **apartment building** or **detached house** are permitted; and
 - (ii) offices; and
- (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 one half 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%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(499) Exception RA 499

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum setback from a **lot line** that abuts Kennedy Road, measured from the original centreline of the **street**, is 25.0 metres;
- (B) the minimum setback from a **side lot line** is a distance equal to one half 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) **nursing home**, as it existed on the **lot** on the date of the enactment of this By-law, is also permitted on the eastern portion of the **lot**, if:
 - (i) the maximum number of beds shall not exceed 230;
 - (ii) a minimum 30% of the area of the eastern portion of the **lot** shall be used for no other purpose than **landscaping**;
 - (iii) the minimum **building setback** from a **lot line** that abuts a **street**, other than Kennedy Road, is 7.5 metres; and
 - (iv) the minimum **building setback** from a **side lot line** is a distance equal to one half the height of the **building**

Prevailing By-laws and Prevailing Sections:

(None Apply)

(502) Exception RA 502

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(158) of the former City of York Zoning By-law 1-83

(503) Exception RA 503

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(148) of the former City of York Zoning By-law 1-83

(504) Exception RA 504

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 855 Roselawn Avenue, Section 16(164) of the former City of York Zoning By-law 1-83

(505) Exception RA 505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(179) of the former City of York Zoning By-law 1-83

(506) Exception RA 506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(264) of the former City of York Zoning By-law 1-83

(507) Exception RA 507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 10 Tichester Road, Sections 16(212) and (303) of the former City of York Zoning By-law 1-83

(508) Exception RA 508

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Sections 16(199) and (212) of the former City of York Zoning By-law 1-83

(509) Exception RA 509

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 248 to 256 Heath Street West, Sections 16(165) and (212) of the former City of York Zoning By-law 1-83

(510) Exception RA 510

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 240 to 246 Heath Street West, Sections 16(178) and (212) of the former City of York Zoning By-law 1-83

(511) Exception RA 511

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The maximum height of any **building** on the lands is 23 metres.

(512) Exception RA 512

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Sections 16(110), (121) and (122) of the former City of York Zoning By-law 1-83

(513) Exception RA 513

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 443 to 449 Walmer Road, Section 16(200) of the former City of York Zoning By-law 1-83

(514) Exception RA 514

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 435 to 441 Walmer Road, Section 16(209) of the former City of York Zoning By-law 1-83.

(515) Exception RA 515

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 423 and 425 Walmer Road, Section 16(238) of the former City of York Zoning By-law 1-83

(516) Exception RA 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum setback from the **front lot line** is 5.0 metres
- (B) despite (A) a canopy may project a maximum of 3.0 metres into the required yard setback that abuts a **street**;
- (C) the minimum setback from the north **side lot line** is 10.0 metres;
- (D) the minimum setback from the south **side lot line** is 15.0 metres;
- (E) a minimum of 505.0 square metres of indoor **amenity space** shall be provided, of which:
 - (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;
- (F) a minimum of 1,475.0 square metres of outdoor **amenity space** shall be provided;
- (G) **parking spaces** shall be provided at a rate of 0.86 **parking spaces** per **dwelling unit** of which a minimum of 0.09 **parking spaces** per **dwelling unit** shall be for visitor parking;
- (H) If a **lot** abuts a **lot** in an R, RD, RS, RT, or RM zone, no portion of any **building** on that **lot** may penetrate a 45 degrees **angular plane** projected over the **lot** along the entire length of any **lot line** that abuts a **lot** in the R, RD, RS, RT, or RM zone. The base elevation of that 45 degree **angular plane** projection is the average elevation of grade along the **lot line**.
- (I) a minimum of 42 **bicycle parking spaces** shall be provided for residents;
- (J) a **bicycle parking space** must not be located within a **dwelling unit** or on the balcony associated with the **dwelling unit**;
- (K) a **bicycle parking spaces** must be located in a secured area and each **bicycle parking space** must have the following minimum dimensions::
 - (i) if bicycles are placed in a horizontal position, the width is 0.6 metres by 1.8 metres in length and the vertical clearance is 1.9 metres;
 - (ii) if bicycles are placed in a vertical position, the width is 0.6 metres by 1.2 metres in depth and the vertical clearance is 1.9 metres;
- (L) a bicycle rack shall be provided outdoors for all visitor **bicycle parking spaces**;
- (M) a minimum **landscaping** strip of 1.5 metres shall be provided along the entire length of a **lot line** that abuts a RD or RS zone;
 - (i) a stairway to a below grade parking area may encroach:
 - (i) into the required **landscape** strip in required in (L) to a maximum of 0.6 metres; and
 - (ii) into the 45 degree **angular plane** required in (H), if the stairway is within 950 mm of the west property line and has a maximum height of 2.4 metres;
- (N) the maximum height for a **principal building** or **structure** is 30.15 metres;
- (O) the maximum **gross floor area** of all **buildings**, excluding the **gross floor area** of all **basements**, is 22,700 square metres; and
- (P) the minimum **building setback** from the **rear lot line** is:
 - (i) 18.0 metres for the first **storey**;
 - (ii) 25.0 metres for the second to sixth **storey**; and
 - (iii) 28.0 metres for any **storey** in excess of six

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 6, of Scarborough By-law 9174.

(528) Exception RA 528

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 2339 and 2353 Dufferin Street and 800 Vaughan Road, Section 16(339) of the former City of York Zoning By-law 1-83

(530) Exception RA 530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(125) of the former City of York Zoning By-law 1-83

(531) Exception RA 531

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1586 Bathurst Street, Section 16(327) of the former City of York Zoning By-law 1-83

(533) Exception RA 533

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1490-1506 Bathurst Street, Section 16(153) of the former City of York Zoning By-law 1-83

(534) Exception RA 534

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1223.

(535) Exception RA 535

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 109-137 Raglan Avenue, Section 16(73) of the former City of York Zoning By-law 1-83

(536) Exception RA 536

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(27) of the former City of York Zoning By-law 1-83

(537) Exception RA 537

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 40 Raglan Avenue, Section 16(12) of the former City of York Zoning By-law 1-83

(538) Exception RA 538

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 87-99 Vaughan Road, Section 16(329) of the former City of York Zoning By-law 1-83

(539) Exception RA 539 York exception 392, bylaw 652-1999, map 15, Exception RA 539

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 164 Vaughan Road, Section 16(392) of the former City of York Zoning By-law 1-83

(540) Exception RA 540

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 160 Vaughan Road, Section 16(117) of the former City of York Zoning By-law 1-83

(541) Exception RA 541

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 154 Vaughan Road, Section 16(221) of the former City of York Zoning By-law 1-83

(542) Exception RA 542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 126-138 Vaughan Road, Section 16(177) of the former City of York Zoning By-law 1-83

(543) Exception RA 543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The maximum height of any **building** on the lands is 18 metres and 6 **storeys**.

(544) Exception RA 544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half 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**;

(F) 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(345) of the former City of York Zoning By-law 1-83

(551) Exception RA 551

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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** may exceed 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(556) Exception RA 556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32207.

(557) Exception RA 557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) On 100 Raglan Avenue, Section 16(116) of the former City of York Zoning By-law 1-83

(558) Exception RA 558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(319) of the former City of York Zoning By-law 1-83

(559) Exception RA 559

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

- (A) Section 12.1.13, as amended, of the former Borough of East York Zoning By-law 6752

(560) Exception RA 560

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 390 Dawes Road, Section 12.1.19, as amended, of the former Borough of East York Zoning By-law 6752

(561) Exception RA 561

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) Section 16(142) of the former City of York Zoning By-law 1-83

(562) Exception RA 562

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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 one half the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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; and
 - (ii) a minimum of 11% shall be surface parking for visitors; and
- (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;
- (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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 57, of Scarborough By-law 12466.

(564) Exception RA 564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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; and
- (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**, and **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;
- (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**; and

(ii) the minimum setback from a side and **rear lot line** is 1.5 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 57, of Scarborough By-law 12466.

(565) Exception RA 565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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; and
 - (ii) a minimum of 11% shall be surface parking for visitors; and
- (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**; and **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;
- (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; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 54, of Scarborough By-law 12466.

(566) Exception RA 566

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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 one half 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**;
- (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

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 57, of Scarborough By-law 12466.

(567) Exception RA 567

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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.

(571) Exception RA 571

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

The lands subject to this exception shall comply with all the following:

- (A) the minimum setback from a **lot line** that abuts Sheppard Avenue and Chichester Place is 2.8 metres;
- (B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;
- (C) the minimum setback within 10.0 metres from the **lot line** intersection of Sheppard Avenue and Chichester Place is 2.0 metres;
- (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) **parking spaces** shall be provided for an **apartment building** existing on the site as of July 2007 at a rate of 1.0 **parking spaces** per **dwelling unit**;
- (F) of the required **parking spaces**:
 - (i) a minimum of 0.85 **parking spaces** shall be for residents; and
 - (ii) a minimum of 0.15 **parking spaces** shall be for visitors; and (G) **parking spaces** shall be provided for an **apartment building** constructed after July 2007 at a rate of 1.2 **parking spaces** per **dwelling unit**;
- (I) of the required **parking spaces**:
 - (i) a minimum of 1.05 **parking spaces** shall be for residents; and
 - (ii) a minimum of 0.15 **parking spaces** shall be for visitors; and
 - H) **parking spaces** may exist between the **main wall** and a **lot line** abutting a **street**;
- (K) the maximum height for a **principal building** or **structure** is 58.0 metres from the **average grade** at the **lot line** abutting a **street** to the top of the **building**, excluding parapet walls, rooftop mechanical equipment and penthouses;
- (L) no maximum **lot coverage** applies;
- (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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 36, of Scarborough By-law 12466.

(572) Exception RA 572

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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 one half the height of the **building**;
- (C) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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; and
 - (ii) a minimum of 11% shall be for visitors; and
- (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) a **retail store** in the form of a convenience commercial use if it is not greater than a **gross floor area** of 47.0 square metres;
 - (ii) a **day nursery** if it is not greater than a **gross floor area** of 140 square metres; and
 - (iii) recreational facilities.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(575) Exception RA 575

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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) one half the height of the **building** or one half the width of the **building**; and
 - (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; and
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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; and
 - (ii) a minimum of 11% shall be for visitors; and
- (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; and
 - (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, a **retail store** is permitted if:
 - (i) it is for the 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; and
 - (ii) the total **interior floor area** of all retail stores does not exceed 66.0 square metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(577) Exception RA 577

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (E) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) only the following **building** types are permitted:
- (i) multiple family dwellings
 - (ii) or a combination of multiple family dwellings and **apartment buildings**;
- (B) for the purpose of this exception, multiple family dwelling 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 one half 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 one half 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 the lesser of 9 **storeys** and 30 metres; 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; and
- (J) the maximum number of **dwelling units** is the lesser of 430, and 40 for each hectare of **lot area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(586) Exception RA 586

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum setback from a **side lot line** is a distance of one half the height of the **building**;

- (B) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum **gross floor area** is 1.85 times the area of the **lot**;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) the minimum **building setback** from the eastern **lot line** is 15.0 metres;
- (D) the minimum **building setback** from the western **lot line** is 3.0 metres;
- (E) the minimum **building setback** from a **rear lot line** is 35.0 metres;
- (F) the minimum **building setback** from a **lot line** for a below grade **parking garage** 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 29, of Scarborough By-law 10717.

(589) Exception RA 589

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the 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

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 25, of Scarborough By-law 10717.

(590) Exception RA 590

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
 - (iv) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(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**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 24, of Scarborough By-law 14402

(594) Exception RA 594

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum 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**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 24, of Scarborough By-law 14402

(595) Exception RA 595

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half the height of the **building**;
 - (ii) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (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; and
- (J) the **parking space** requirements and the **amenity space** requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(599) Exception RA 599

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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; and
- (I) the **parking space** requirements and the **amenity space** requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(600) Exception RA 600

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum 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; and
- (I) the requirements of this exception and this by-law apply collectively to the whole of this area.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(601) Exception RA 601

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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; and for the purpose of this exception, height is measured as the vertical distance between the average elevation of the finished grade at the front **main wall** of the **building** to the underside of the eaves.

(606) Exception RA 606

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum 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 one half 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;
- (J) a **nursing home** use is also permitted if:
 - (i) the **building** is set back from a **lot line** that abuts a **street** a least 10.5 metres;
 - (ii) the **building** is set back from a **side lot line** or **rear lot line** at least the greater of:
 - (a) 7.5 metres, or
 - (b) a distance equal to one-half of the height of the **building**; and
 - (iii) **parking spaces** are provided at a rate of 3 **parking spaces** for every 10 beds;
 - (a) of the total required **parking spaces** required, a maximum of 20 **parking spaces** are located between the main **front wall** and the **lot line** abutting a **street**; and
 - (iv) a minimum 30% of the area of the **lot** is used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(607) Exception RA 607

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **amenity space** 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; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 29, of Scarborough By-law 14402

(612) Exception RA 612

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum **lot coverage** is 28%;
- (B) **amenity space** 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;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 7, of Scarborough By-law 14402

(615) Exception RA 615

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) 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;

(D) in addition to the uses permitted in the zone, **personal service shops**, **retail stores** and offices are also permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(616) Exception RA 616

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half the height of the **building**;

(D) the minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to one half 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) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

(617) Exception RA 617

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 3688.

(618) Exception RA 618

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 Humberline Drive, former City of Etobicoke by-law 1978-308 prevails.

(619) Exception RA 619

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts St. Clair 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 one half the height of the **building**;
- (C) The maximum height of a **building** is the lesser of 6 **storeys** and 20 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) a minimum of 92.0 square metres of **amenity space** 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**; and
- (G) a maximum of 30 % of the **dwelling units** in the **building** may be two bedroom **dwelling units**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(621) Exception RA 621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the maximum height of a **building** is the actual height of the **building** as it existed on the date of the enactment of this By-law;
- (B) The minimum **front yard setback** is that which existed on the date of the enactment of this By-law;
- (C) the minimum **building setback** from a **side lot line** is a distance equal to one half the height of the **building**; and
- (D) the maximum **lot coverage** is that which existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 43, of Scarborough By-law 9396.

(623) Exception RA 623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum height of a **building** is the actual height of the **building** as it existed on the date of the enactment of this By-law;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and
- (E) a minimum of 92.0 square metres of **amenity space** is to be located on the **first floor**.

(624) Exception RA 624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and
- (E) a minimum of 92.0 square metres of **amenity space** is to be located on the **first floor**.

(625) Exception RA 625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 43.0 metres measured from the original centre line of the **street**, if the **street** is St. Clair 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 one half 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 23 and 35, of Scarborough By-law 9396.

(626) Exception RA 626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum height of a **building** is the lesser of 6 **storeys** and 20 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) a minimum of 92.0 square metres of **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) despite 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, of Scarborough By-law 9364.

(628) Exception RA 628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the 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 one half 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 one half 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 12 and 20, of Scarborough By-law 9364.

(629) Exception RA 629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the maximum height of a **building of structure** is the lesser of 3 **storeys** and 11.0 metres; and
- (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(630) Exception RA 630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the maximum height of a **building of structure** is the lesser of 4 **storeys** and 14.0 metres; and
- (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(632) Exception RA 632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the maximum height of a **building of structure** is the lesser of 3 **storeys** and 11.0 metres; and
- (E) **parking spaces** shall be provided at a minimum rate of 1.0 for each **dwelling unit**.

(633) Exception RA 633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the maximum **Lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (B) the minimum **building setback** from a **side lot line**, if it does not abut a **street**, is 6.0 metres;
- (C) the minimum **building setback** from a **rear lot line** or **rear lot line**, if it does not abut a road, is 7.5 metres;
- (D) the maximum height of a **building** is 19.0 metres;
- (E) the maximum **Lot coverage** is 33%;
- (F) **amenity space** 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 38, of Scarborough By-law 10010.

(637) Exception RA 637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston 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 one half 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 one half 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 12, of Scarborough By-law 10010

(639) Exception RA 639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston 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) one half 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 23, of Scarborough By-law 10010;

(644) Exception RA 644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston

- 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) one half 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 9, of Scarborough By-law 10010;

(645) Exception RA 645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) the maximum **lot coverage** is 18%;
- (F) **amenity space** 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands may be developed in compliance with the regulations of (B) or (C) below, but not both;
- (B) for an **apartment building**:
 - (i) a minimum of 67 square metres of **lot area** is required of each **dwelling unit**;
 - (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the lands may be developed in compliance with the regulations of (B) or (C) but not both;
- (B) for an **apartment building**:
 - (i) a minimum of 63 square metres of **lot area** is required of each **dwelling unit**;
 - (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) the maximum **lot coverage** is 33%;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) the maximum **lot coverage** is 33%;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;

- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) despite regulations to the contrary, a **Nursing Home** or **Retirement Home** is not permitted;
- (B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts Confederation Drive;
- (C) the maximum **lot coverage** is 33%;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 66, of Scarborough By-law 9510

(656) Exception RA 656

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) despite regulations to the contrary, a **Nursing Home** and **Retirement Home** is not permitted;
- (B) The following uses are permitted if the collective total **gross floor area** of these use is not more than 800 square metres:
 - (i) Office ,
 - (ii) **financial institution**,
 - (iii) Optical Stores,
 - (iv) Florist,
 - (v) Pharmacy,
 - (vi) Card and Gift Shops and
 - (vii) Computer/Office Supply Stores
- (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**;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 66, of Scarborough By-law 9510

(657) Exception RA 657

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) the number of **dwelling units** on this site is not to be more than 120 and not 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(658) Exception RA 658

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 house, semi-detached house 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 house, semi-detached house 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) for an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) for an **apartment building amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) a **building** or **structure** 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 **structure** is equivalent to the greater of:
 - (i) 3.0 metres; and
 - (ii) a distance equal to the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) **parking spaces** are to be provided at a minimum rate of :
 - (i) 1 for each **dwelling unit** for resident use; and
 - (ii) 0.12 for each **dwelling unit** for to be located at grade for visitor parking 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) the minimum **building setback** from a **lot line** that abuts a **street** 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 80 Mornelle Court, Schedule "C" Exception 28, of Scarborough By-law 11883 applies.

(668) Exception RA 668

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between the above ground portions of the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts Lawrence 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 one half the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) the maximum height of the **building** is the lesser of 6 **storeys** and 20 metres;
- (E) the maximum **lot coverage** is 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**; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 34 and 16, of Scarborough By-law 10327

(674) Exception RA 674

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 7.5 metres if the **lot line** abuts Brimley 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 82, of Scarborough By-law 10327.

(675) Exception RA 675

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) the maximum **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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**; and
 - (ii) 15 metres where the **lot line** also abuts a **lot** in a RD or RS zone;
- (C) the minimum separation between the above ground portions of the **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (D) a maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) the maximum **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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the centreline of 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 one half 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
 - (x) the minimum **building setback** from the southerly **lot line** is:
 - (a) 36.0 metres if the **building** is more than 3 **storeys**; and
 - (b) 18.0 metres if the **building** is 3 **storeys** or less; and

- (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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(683) Exception RA 683

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
 - (i) 16.5 metres, measured from the centre line of the original road allowance, if the **lot line** abuts Galloway 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 be 102 m² per **dwelling unit**; and for a more than one-**storey building**, the minimum ground floor area is 51 m² 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**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 70, of Scarborough By-law 10327

(685) Exception RA 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 2346 and 2352 Weston Road, Section 16(255) of the former City of York Zoning By-law 1-83

(686) Exception RA 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

On these lands former City of North York by-law 32985.

(687) Exception RA 687

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**.
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between the above ground **main wall** of two **building** is the distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**, except that the **building** erected on Block "B" of Plan 6454, may have a minimum **building setback** of 17.6 metres from the southerly **side lot line**;
- (C) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**, except that a **building** erected on Block "E" of Plan 6454, may have a minimum **building setback** of 8.8 metres from the easterly **side lot line**;
- (C) **amenity space** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 18.0 metres if the **lot line** abuts Victoria Park 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 spaces** 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(693) Exception RA 693

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 18.0 metres if the **lot line** abuts Victoria Park 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 spaces** 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(694) Exception RA 694

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum **gross floor area** of all floor levels at grade or above may not be more than an area equal to 2.5 times the area of the **lot**, but does not include **interior floor area** used for retail, **amenity space** or mechanical purposes;
- (B) the minimum **building setback** from a **side lot line** is:
 - (i) 20.0 metres if the **lot line** abuts a **lot** in a RD or RS zone; and
 - (ii) 7.5 metres in all other cases; 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**.
- (I) if there is an **apartment building** on the **lot**, the following uses are also permitted if they also comply with the requirements in (J) and (K) below:
 - (i) a **retail store** limited to a convenience store which may include the sale of foods and soft drinks prepared off the **premises**; and a drug store; and
 - (ii) a **personal service shop** limited to a Barber Shop, Beauty Parlour, Dry Cleaning and Laundry pick-up and Delivery;
 - (iii) **Day Nursery**;
 - (iv) Recreational Use;
 - (vi) Rental Office limited to the rental of units on the same **lot**; and
- (J) the total permitted **gross floor area**:
 - (a) for all commercial uses other than office is 372 square metres; and
 - (b) for the Apartment Rental Office Uses is 372 square metres; and
- (K) in addition to all other **parking spaces** required by this by-law a minimum of 9 surface **parking spaces** be provided and used for no other purpose than the Apartment Rental Office use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(695) Exception RA 695

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(696) Exception RA 696

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centerline of the **street**; if the **lot line** abuts Pharmacy 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 is not less than 45.0 m; where two walls less than 19.5 m in length face each other the distance shall be no less than 30.0 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance shall be not less than 24.0 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**.
- (I) **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 m²;
 - (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**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(697) Exception RA 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the minimum separation between the above ground **main walls** of two **buildings** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**.

(714) Exception RA 714

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centre line of the **street**;
- (B) the minimum **building setback** from a side and **rear lot line** is a distance equal to one half 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 10 and 11, of Scarborough By-law 10010

(715) Exception RA 715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **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 one half the height of the **building**.
- (C) a minimum of 50% of the **interior floor area** of the **first floor** is to be used for **dwelling units**;
- (D) **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; 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 11 and 19, of Scarborough By-law 10010

(716) Exception RA 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) a 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; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 34, of Scarborough By-law 10010

(718) Exception RA 718

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to one half the height of the **building**;
- (B) the minimum separation between the above ground **main walls** of two **building** on a **lot** is a distance equal to one half the combine 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 room with no room having an area less than 46 square metres;
- (G) a below grade parking **structures** may be permitted in a **front yard** if it is 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) Sections 16(110), (121) and (122) of the former City of York Zoning By-law 1-83

(723) Exception RA 723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(none apply)

(725) Exception RA 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height of any **building** on the lands is 18 metres with no more than 6 **storeys**.

Prevailing By-laws and Prevailing Sections:

(none apply)

(726) Exception RA 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1990-156 and 1990-203.

(727) Exception RA 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1982-192 and 1985-137.

(728) Exception RA 728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the 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** 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; and

(G) a **parking space** may be located in a yard that abuts a **street** if it is a minimum of 3.0 metres from the **lot line** that abuts the **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(729) Exception RA 729

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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.

(731) Exception RA 731

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 1467 -1515 BATHURST ST, 396 ST CLAIR AVE W, City of Toronto by-law 358-98.

(732) Exception RA 732

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 533-2010.

(733) Exception RA 733

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 335-2010.

(734) Exception RA 734

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 223-2010 as amended.

(735) Exception RA 735

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 995-2009 as amended.

(736) Exception RA 736

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with City of Toronto by-law 601-2009.

(737) Exception RA 737

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

(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 one half the height of the **building**.

(739) Exception RA 739

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) a maximum 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) On a reversed **lot**, a minimum 1.5 metre wide strip of land along the entire length of the **rear lot line** 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum floor space index is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum floor space index is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** is 12.0 meters;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum floor space index is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to one half 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) An area equal to, but not less than, 43% of the following: **gross floor area** of the **building** or **buildings**, minus the **gross floor area** for **basements**; shall be provided for **landscaping**;
- (L) for the purpose of this exception, **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 areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air 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
- (M) 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(746) Exception RA 746

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum floor space index is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum floor space index is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) the maximum floor space index is 1.5;
- (E) the minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 Ellesmere 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (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 one half the height of the **building**;
- (C) the maximum **lot coverage** is 18%;
- (D) indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) a minimum of 50% of the **lot area** must be used for **landscaping**; 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, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) The maximum number of **dwelling units** must not be more than:
 - (i) one **dwelling unit** per 66 m² of **lot area** for a Senior Citizens' Home; or
 - (ii) one **dwelling unit** per 94 m² 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**;

(761) Exception RA 761

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

The lands subject to this exception must comply with former City of Etobicoke by-law 1772.

(763) Exception RA 763

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Avenue ; and
 - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** that abuts a **street** is:
 - (i) 21.0 metres measured from the original centre line of the **street** if the **side lot line** abuts Sheppard Avenue ; and
 - (ii) 3.0 metres in all other cases; and
- (C) 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**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (E) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) a minimum 70% of the **lot area** must be used for no other purpose than **landscaping**;
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) a minimum of 67% of all **parking spaces** are to be located under ground;
- (J) a minimum of 33% of the **parking space** are to be for visitor parking;
- (K) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) the maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(764) Exception RA 764

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Avenue or Birchmount Road ;
 - (ii) 18.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to the greater of:
 - (i) 1/2 the height of the **building**; and
 - (ii) 1/2 the length of the **building**; and
- (C) the minimum **building setback** from a **lot line** that abuts a **lot** in an RD-Zone or RS-Zone is 15.0 metres;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (E) **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 18%;
- (G) a minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) a minimum of 67% of all **parking spaces** are to be located under ground;
- (J) a minimum of 33% of the **parking space** are to be for visitor parking;
- (K) on the lands municipally known as 365 Bay Mills Boulevard a **Day Nursery** is permitted if:
 - (i) it is located only on the ground floor;
 - (ii) it has an **interior floor area** less than 372 square metres;
- (L) on the lands municipally known as 2360 Birchmount Road one variety store is permitted if it has an **interior floor area** less than 47 square metres;
- (M) the maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(765) Exception RA 765

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;
- (B) for a side **main wall** and rear **main wall** the minimum **building setback** is;
 - (i) 18.0 metres from a **lot line** that abuts Sheppard Avenue; and
 - (ii) 12.0 metres from a **lot line** that abuts Birchmount Road; and
- (C) 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**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (E) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) a minimum 70% of the **lot area** must be used for no other purpose than **landscaping**;
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) a minimum of 67% of all **parking spaces** are to be located under ground;
- (J) a minimum of 33% of the **parking space** are to be for visitor parking;
- (K) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) the maximum **building** height is 54.0 metres; and

Prevailing By-laws and Prevailing Sections:

(M) Schedule "C" Exceptions 28 and 79, of Scarborough By-law 12360

(766) Exception RA 766

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;
- (B) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to 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 1/2 the total combine height of the two **buildings**;
- (E) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) a minimum 70% of the **lot area** must be used for no other purpose than **landscaping**;
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) a minimum of 67% of all **parking spaces** are to be located under ground;
- (J) a minimum of 33% of the **parking space** are to be for visitor parking; and
- (K) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and

Prevailing By-laws and Prevailing Sections:

- (L) Schedule "C" Exception 79, of Scarborough By-law 12360

(767) Exception RA 767

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) **amenity space** must be provided at a minimum rate of 1 square metres for each **dwelling unit**;
- (C) the maximum **building** height is 77.0 metres;
- (D) **parking spaces** are to be provided at a minimum rate of 1.4 for each **dwelling unit**, of which;
 - (i) a minimum of 1.2 for each **dwelling unit** are to be located under ground;
 - (ii) a minimum of 0.2 for each **dwelling unit** are for visitor parking; and
- (E) the number of **dwelling unit** existing on the property on the date of the enactment of this by-law is the maximum number of **dwelling units** permitted.

Prevailing By-laws and Prevailing Sections:

- (F) Schedule "C" Exception 75, of Scarborough By-law 12360

(768) Exception RA 768

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Avenue or Kennedy Road; and
 - (ii) 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to the greater of:
 - (i) 1/2 the height of the **building**; and
 - (ii) 1/2 the length of the **building**; and
- (C) the minimum **building setback** from a **lot line** that abuts a **lot** in an RD-Zone or RS-Zone is 15.0 metres;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance

- equal to 1/2 the total combine height of the two **buildings**;
- (E) a minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (F) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) The maximum **lot coverage** is 18%;
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) a minimum of 67% of all **parking spaces** are to be located under ground;
- (J) a minimum of 33% of the **parking space** are to be for visitor parking;
- (K) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) the maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(769) Exception RA 769

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is:
 - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Avenue ; and
 - (ii) 25.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Birchmount Road; and
 - 12.0 metres in all other cases; and
- (B) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;
- (D) the minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (F) a minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (G) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (H) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) a minimum of 67% of all **parking spaces** are to be located under ground;
- (J) a minimum of 33% of the **parking space** are to be for visitor parking; and
- (K) any **parking space** provided in excess of those required must be for visitor parking only;
- (L) the maximum **building** height is the lesser of 4 stories and 14.0 metres; and
- (M) on the lands municipally know as 3717 Sheppard Avenue East a dental office existing in a **detached house** on the date of the enactment of this by-law is permitted if it has a minimum of 6 **parking spaces** in the **rear yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(770) Exception RA 770

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) the maximum **lot coverage** is 45%;
- (C) **amenity space** must be provided at a minimum rate of 2.3 square metres for each **dwelling unit**;
- (D) the maximum **building** height is 43.0 metres;
- (E) the maximum height of a parking **structure** is 5.0 metres;
- (F) **parking space** must be provided at a 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; and

Prevailing By-laws and Prevailing Sections:

- (G) Schedule "C" Exception 70, of Scarborough By-law 12360.

(771) Exception RA 771

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** that abuts a **street** is 30.0 metres;
- (B) the maximum **lot coverage** is 21 %;
- (C) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) the minimum **building setback** from a **rear lot line** is 15.0 metres;
- (E) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
 - (i) 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
 - (ii) 3.0 metres; and
- (F) a maximum of 105 **dwelling units** are permitted;
- (G) the maximum **building** height is the lesser of 13 **storeys** and 54 metres;
- (H) A minimum of 147 underground **parking spaces** must be provided;
- (I) the area of the **lot** that must be **landscaped** is equal to a minimum of 45% of the **gross floor area** of all **buildings**, minus the **interior floor area** used for retail commercial purposes open to the public and minus the **interior floor area** used for recreational purposes; and
- (J) For the purpose of this exception, 'Landscaped' 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(772) Exception RA 772

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** is 25 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 1/2 the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (E) a minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (F) **amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **parking spaces** are to be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) a minimum of 50% of all **parking spaces** are to be located under ground;
- (I) **parking spaces** provided in excess of the minimum required are to be used only for visitor parking;
- (J) the maximum **building** height is the lesser of 4 **storeys** and 13.0 metres; and
- (K) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(773) Exception RA 773

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres;
- (B) the maximum **building** height is 54.0 metres; and

Prevailing By-laws and Prevailing Sections:

- (C) Schedule "C" Exceptions 10, 18 and 60, of Scarborough By-law 12360.

(774) Exception RA 774

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the maximum number of **dwelling unit** permitted is 240;
- (B) the minimum **building setback** from a **lot line** that abuts Kennedy Road is 18.0 metres;
- (C) the minimum **building setback** from the southern **lot line** is a distance equal to 1/2 the height of the **building**;
- (D) the maximum **lot coverage** is 18%;
- (E) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
 - (i) 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
 - (ii) 3.0 metres; and
- (F) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit** of which:
 - (i) 90% must be located underground; and
 - (ii) 8.3 % must be for visitor parking and located on the surface; and
- (G) the minimum **building setback** from a **lot line** that abuts a **lot** in the open space category is 7.5 metres; and
- (H) the minimum **lot area** to be **soft landscaped** is equal to 18% of the total **gross floor area** of all **buildings**.; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 8, of Scarborough By-law 12360

(775) Exception RA 775

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the minimum **building setback** from a **front lot line** is 18.0 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 minimum **building setback** from a **rear lot line** is the greater of:
 - (i) a distance equal to 1/2 the height of the **building**; and
 - (ii) 18.0 metres; and
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to 1/2 the total combine height of the two **buildings**;
- (E) the total number of suites (individual dwelling units) shall not exceed 300 and not more than 264 shall be Bachelor suites and not more than 36 shall be one-bedroom suites;
- (F) Only the following suite types (individual dwelling units) are permitted: Bachelor with a minimum **interior floor area** of 33.0 square metres and 1-Bedroom with a minimum **interior floor area** of 47.0 square metres;
- (G) the maximum **lot coverage** is 22%;
- (H) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (I) a minimum of 50% of the **lot area** must be **landscaped**;

- (J) For the purpose of this exception, 'Landscaped' 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) a recreation hall may be must be located at least 3.0 metres from the westerly property line; and
- (L) **parking spaces** must be provided at a rate of 0.15 for each **dwelling unit**; and
- (M) a **dwelling unit** only for senior citizens occupancy is the only use permitted and the **dwelling unit** must be located in an **apartment building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(776) Exception RA 776

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

- (A) the minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue East; and
 - (ii) 7.5 metres in all other cases; and
- (B) the minimum **building setback** is a distance equal to a distance equal to 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 1/2 the total combine height of the two **buildings**;
- (D) the maximum **lot coverage** is 30%;
- (E) the minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
 - (i) 1/2 the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
 - (ii) 3.0 metres; and
- (F) the **gross floor area** of all **building** must not exceed 1.5 time the **lot area**;
- (G) a minimum of 30% of the **lot** are must be used for **soft landscaping**;
- (H) **parking spaces** must be provided at a minimum rate of 0.43 for each 100 square metres of **gross floor area**;
- (I) only the following suite types (individual dwelling units) are permitted: Bachelor with a minimum **interior floor area** of 33.0 square metres and 1-Bedroom with a minimum **interior floor area** of 47.0 square metres;
- (J) the maximum **building** height is the **lawful** height of the **building** existing on the date of the enactment of this by-law; and
- (K) the maximum number of **dwelling units** permitted is equal to the number of **dwelling units lawfully existing** in the **building** existing on the date of the enactment of this by-law; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 62, of Scarborough By-law 12360