900.10 CL - Zone

900.10.1 General

(1) CL Zone Exceptions

The regulations located in Article 900.10.10 apply only to the exceptions subject to the CL zone and identified with the corresponding exception number.

900.10.10 Exceptions for CL Zone

(1) Exception CL 1

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(50) of the former City of North York Zoning By-law 7625.

(4) Exception CL 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 64.24(3) of the former City of North York Zoning By-law 7625.

(5) Exception CL 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 North York by-laws 16295, 22689 and 29984.

(6) Exception CL 6

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30114.

(7) Exception CL 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) Despite regulations to the contrary, the only uses permitted is a custom dress making shop;

(B) the maximum **gross floor area** must not be more than 420 square metres;

(C) a minimum of 7 **parking space** must be provided of which 2 may be **tandem parking spaces**

(D) no **parking space** is to be located in the **front yard**;

(E) the minimum **building setbacks** are:

(i) 6.0 metres from the **front lot line**;

(ii) 1.8 metres from the northerly **side lot line**;

(iii) 4.5 metres from the southerly **side lot line**; and

(iv) 7.5 metres from the **rear lot line**; and

(F) an **ancillary building** used for a **parking space** may only be located in the **rear yard**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(9) Exception CL 9

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 31619.

(10) Exception CL 10

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(C) the minimum **building setback** from a **rear yard lot line** is 14.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(12) Exception CL 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) Section 64.23(35) of the former City of North York Zoning By-law 7625.

(13) Exception CL 13

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.245(13) of the former City of North York Zoning By-law 7625.

(14) Exception CL 14

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-laws 29354 and 29188 as amended.

(15) Exception CL 15

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29944 as amended.

(16) Exception CL 16

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.2 of the former Borough of East York Zoning By-law 6752.

(17) Exception CL 17

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;

(B)) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of McCowan Road or 3.0 metres from a **lot line** abutting McCowan Road; and

(ii) 3.0 metres from the **lot line** abutting any other **street**;

(C) the minimum **building setback** from a **side lot line** is 7.5 metres; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 17 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(19) Exception CL 19

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.14 of the former Borough of East York Zoning By-law 6752.

(21) Exception CL 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) Section 8.A.20 of the former Borough of East York Zoning By-law 6752.

(22) Exception CL 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) Section 8.A.23 of the former Borough of East York Zoning By-law 6752.

(23) Exception CL 23

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including **basement** area is 0.33 times the area of the **lot**; and

(B) the minimum **building** set back from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(24) Exception CL 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 minimum **building setback** from a **lot line** that abuts a **street** is :

(i) 16.5 m from the centre line of the original road allowance of Victoria Park Avenue (north of Kingston Road), Birchmount Road (north of Kingston Road) and Warden Avenue (north of Kingston Road);

(ii) 16.5 m from the centre line of Gerrard Street, Clonmore Drive and Kingston Road (west of Birchmount Road);

(iii) 21 m from the centre line of Kingston Road (east of Birchmount Road) or 3 m from the **street** lines of the said **streets**, whichever is the greater setback; and

(iv) 3 m from the **street** lines of all other **streets**.

(B) the maximum **gross floor area** is 33%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(25) Exception CL 25

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including **basement** area is 0.33 times the area of the **lot**; and

(B) the minimum **building** set back from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(26) Exception CL 26

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Port Union Road, or 3.0 metres from a **lot line** abutting Port Union Road; and

(ii) 0.9 metres from a **lot line** abutting Fanfare Avenue; and

(B) **landscaping** is not required for a **building** which **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(27) Exception CL 27

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

Site Specific Provisions:

(A) the maximum **gross floor area** of all office uses cannot exceed 25% of the total **gross floor area** constructed; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the original centre line of Lawson Road and Centennial Road, or 3.0 metres from a **lot line** abutting Lawson Road and Centennial Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(28) Exception CL 28

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

Site Specific Provisions:

(A) despite land use permissions for this zone:

(i) **recreation use**, **place of assembly**, and **entertainment place of assembly** are not permitted uses; and

(ii) **amusement devices** are not permitted;

(B) the maximum **interior floor area** for a **retail store** that sells food is 186.0 square metres;

(C) the maximum **gross floor area** permitted is:

(i) 0.2 times the **lot area** for all office uses combined; and

(ii) 0.4 times the **lot area** for all other uses combined;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) **parking spaces** must be provided at a minimum rate of:

(i) 10.0 **parking spaces** for each 100 square metres of **gross floor area** used for an **eating establishment**; and

(ii) 3.0 **parking spaces** for each 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(29) Exception CL 29

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Danforth Road is the greater of 16.5 metres, from the original centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and

(ii) any other **street**, is 3.0 metres;

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land used only for **soft landscaping**, must be provided along the entire portion of a **lot line** that abuts a **lot** in a RT zone.

Prevailing By-laws and Prevailing Sections:

(None apply)

(30) Exception CL 30

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East;

(ii) any other **street** is 3.0 metres;

(B) the minimum **building setback** from the south **lot line** is 1.5 metres;

(C) a **building** used for the storage of waste may be located in a yard that abuts a **street** if the **building** is:

(i) a minimum of 1.5 metres from the **lot line** that abuts the **street**;

(ii) entirely enclosed with by at least four walls and a roof; and

(D) the only uses permitted are:

(i) **Personal service shop**;

(ii) Offices other than medical offices;

(iii) Convenience Food Store including the sale of milk, fruits, vegetables, meat and confectionery items, Sale of foods and soft drinks for consumption off the **premises** if the store does not have a

gross floor are larger than 185 square metres;

(iv) **financial institutions**;

(v) **eating establishment**;

(vi) **retail store**, limited to Household Hardware, Pharmaceuticals and Tobaccos, Picture Frame Store.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(31) Exception CL 31

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East;

(B) the minimum **building setback** from a **rear lot line** is 1.5 metres;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(36) Exception CL 36

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(ii) any other **street** is 3.0 metres; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(39) Exception CL 39

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(ii) Scarborough Golf Club Road is 16.5 metres, measured from the centre line of the original road allowance of Scarborough Golf Club Road; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(41) Exception CL 41

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Orton Park Road is the greater of 16.5 metres, from the original centre line of Orton Park Road Road, or 3.0 metres from a **lot line** abutting Orton Park Road; and

(ii) any other **street**, is 3.0 metres; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(42) Exception CL 42

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Scarborough Golf Club Road is the greater of 16.5 metres, from the original centre line of Scarborough Golf Club Road, or 3.0 metres from a **lot line** abutting Scarborough Golf Club Road; and

(ii) any other **street**, is 3.0 metres; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(47) Exception CL 47

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** will not exceed 0.4 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 12 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(50) Exception CL 50

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is

(i) the greater of 16.5 metres from the centre line of Birchmount Road, or 3.0 metres from a **lot line** abutting Birchmount Road; and

(ii) any other **street** is 3.0 metres; and

(B) the maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in a residential zone category must be used only for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(51) Exception CL 51

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

Site Specific Provisions:

(A) Despite land use permissions for this zone, **place of worship** is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is 0.33 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(D) the minimum **building setback** from a side or **rear lot line** that abuts a **lot** in an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(57) Exception CL 57

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** excluding the **basement** area is 0.33 times the area of the **lot**;

(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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(58) Exception CL 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 maximum **gross floor area** of all **buildings** excluding the **basement** area is 0.33 times the area of the **lot**;

(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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(59) Exception CL 59

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue; and

(ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(60) Exception CL 60

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** cannot exceed 0.4 times the area of the **lot**;

(B) the maximum combined **gross floor area** of all **recreation use**, **personal service shop**, and **retail store** uses must not exceed the total **gross floor area** of all office uses, not including **financial institution** use;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the existing centre line of Sheppard Avenue, or 3.0 metres from a **lot line** abutting Sheppard Avenue; and

(ii) 3.0 metres from the a line abutting any other **street**; and

(D) a minimum of 3.0 **parking spaces** per 100.0 square metres of **gross floor area** for the following uses are required: **financial institution**, **day nursery**, office, **personal service shop** and retail.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 17 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(63) Exception CL 63

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) the **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(65) Exception CL 65

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Morningside Avenue, is 21.0 metres, measured from the centre line of the original road allowance of Morningside Avenue; and

(ii) Coronation Drive, is 16.5 metres, measured from the centre line of the original road allowance of Coronation Drive; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) the **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(66) Exception CL 66

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding internal walkways and storage for occupants is 0.33 times the area of the **lot**;

(B) the maximum permitted **gross floor area** for an **eating establishment**, excluding accessory storage is 185.0 square metres;

(C) the minimum **building setback** form a **lot line** abutting a **street** is 3.0 metres; and

(D) 10.0 **parking spaces** must be provided for each 100.0 square metres for **eating establishment** use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(67) Exception CL 67

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding internal walkways and storage areas for occupants is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Finch Avenue East or 3.0 metres from a **lot line** abutting Finch Avenue East; and

(ii) 3.0 metres from a **lot line** that abut any other **street**.

(C) the minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres

(D) an underground parking **structures** is permitted in a yard between **buildings** and a **street lot line** but the underground **structure** must be a distance from the **street lot line** not less than a measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line and in no case shall an underground **structure** be less than 3 m from the **street lot line**; and

(E) the minimum **driveway** width for two-way traffic is 5.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 6 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(68) Exception CL 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 maximum permitted **gross floor area** of the main floor is 0.3 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) 3.0 metres from a **lot line** that abut any other **street**; and

(C) the minimum **building setback** from a **side lot line** and a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 1 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails; and

(B) exception number 11 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(69) Exception CL 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) Despite Article 30.20.20 only the following uses are permitted: **retail store**, **vehicle fuel station**, and **vehicle service shop**;

(B) in addition to (A) above, a **vehicle washing establishment** is also a permitted use, provided it is mechanical;

(C) the maximum permitted **gross floor area**, not including the areas used for storage and enclosed malls used for walkway purposes, is 0.4 times the area of the **lot**;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) the minimum **building setback** is from a **side lot line** is 3.0 metres; and

(F) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(70) Exception CL 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) despite the land use permissions for the zone, the only permitted uses are: **vehicle fuel station**, and **vehicle repair shop**, subject to Sections 150.92 and 150.94;

(B) the maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.4 times the area of the **lot**; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue; and

(ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(71) Exception CL 71

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue;

(ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(72) Exception CL 72

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue;

(ii) the greater of 18.0 metres from the original centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East; and

(iii) 0.9 metres from the **lot line** abutting Eastgate Crescent.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(73) Exception CL 73

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

Site Specific Provisions:

(A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery**, **financial institution**, **personal service shop**, medical centre, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, office, and the sale of petroleum products, anti-freeze, all automobile rubber products, accessories for the maintenance of automobile electrical systems, for repairs essential to the actual operation of motor **vehicles** and, without limiting the generality of the foregoing, to include repairs to electrical, cooling, exhaust, fuel and brake systems, and for the manual washing of **vehicles** within an enclosed **building**;

(B) The minimum set back of any **structure** or **building** is:

(i) the greater of 16.5 metres from the centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Pharmacy Avenue; and

(C) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(76) Exception CL 76

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Bellamy Road, or 3.0 metres from a **lot line** abutting Bellamy Road; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(C) the maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**;

Prevailing By-laws and Prevailing Sections:

(None apply)

(78) Exception CL 78

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

Site Specific Provisions:

(A) the minimum **building setback** from a **side lot line** is:

(i) 2.4 metres if the **side lot line** abuts a **street**; and

(ii) 0.45 metres in all other cases; and

(B) the **Gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 50% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(79) Exception CL 79

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

Site Specific Provisions:

(A) the minimum **building setback** from a **front lot line** that abuts:

(i) Kennedy Road, is the greater of:3.0 metres from the **lot line**; or 16.5 metres, measured from the original centre line of the **street**; and

(ii) any other **street** is 3.0 metres; and

(B) the minimum **building setback** from a **side lot line** is:

(i) 2.4 metres if the **side lot line** abuts a **street**; and

(ii) 0.45 metres in all other cases; and

(C) the **Gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 50% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(80) Exception CL 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 **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum **building setback** from a **side lot line** is a distance equal to one half the height of the **building**;

(C) The minimum separation between the **main walls** of two or more **buildings** on a **lot** is a distance equal to the height of the **building**; and

(D) the **Gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(83) Exception CL 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 maximum permitted **gross floor area** will not exceed 0.4 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the original centre line of Finch Avenue East, or 3.0 metres from the **lot line** abutting Finch Avenue ;

(ii) 21.0 metres from the original centre line of Kennedy Road, or 3.0 metres from the **lot line** abutting Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(85) Exception CL 85

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 16.5 metres from the original centre line of Birchmount Road, or 3.0 metres from the **lot line** abutting Birchmount Road ;

(ii) 3.0 metres from the **lot line** abutting Glendower Circuit;

(C) the minimum **building setback** from a **rear yard lot line** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(86) Exception CL 86

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the centre line of original Warden Avenue, or 3.0 metres from the **lot line** abutting Warden Avenue;

(ii) 16.5 metres from the centre line of original Bridletowne Circle, or 3.0 metres from the **lot line** abutting Bridletowne Circle; and

(iii) 3.0 metres from the **lot line** abutting Timberbank Boulevard; and

(C) the minimum **building setback** from a **lot line** abutting a residential detached (RD) zone or a residential semi-detached (RS) zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(87) Exception CL 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) Despite Article 30.20.20, a **place of worship** is a permitted use;

(B) despite Article 30.20.20, the following uses are not permitted: **Vehicle fuel station**, **vehicle dealership** and **vehicle service shop**;

(C) the maximum permitted **gross floor area** will not exceed 0.33 times the area of the **lot**; and

(D) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(88) Exception CL 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 maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from the **lot line** abutting Pharmacy Avenue;

(ii) 3.0 metres from the **lot line** abutting Pinemeadow Boulevard; and

(C) the minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres and must only be used for access and **landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 6 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(89) Exception CL 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) Despite Article 30.20.20, the only permitted uses are, **vehicle fuel station** and **vehicle service shop**;

(B) the maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from the **lot line** abutting Pharmacy Avenue;

(ii) 3.0 metres from a **lot line** abutting Corinthian Boulevard or Brantford Drive; and

(D) the minimum **building setback** from a **lot line** abutting a residential detached (RD) zone or a residential semi-detached (RS) zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(90) Exception CL 90

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

Site Specific Provisions:

(A) Despite Article 30.20.20, the only permitted uses are, **vehicle fuel station** and **vehicle service shop**;

(B) the maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from the **lot line** abutting Pharmacy Avenue; and

(ii) 3.0 metres from a **lot line** abutting Glendower Circuit.

Prevailing By-laws and Prevailing Sections:

(None apply)

(93) Exception CL 93

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

Site Specific Provisions:

(A) Despite Article 30.20.20, the following uses are not permitted: pool and billiard hall halls and **eating establishments**;

(B) the maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 16.5 metres from the centre line of Pharmacy Avenue, or 3.0 metres from the **lot line** abutting Pharmacy Avenue; and

(ii) 3 metres from a **lot line** abutting Huntingdale Blvd.;

(D) the minimum **building setback** from a **side yard** and **rear yard lot line** is 7.5 metres and must only be used for the purpose of access or **landscaping**; and

(E) despite table 200.5.10.10, a minimum of 3 **parking spaces** are required for each 100.0 square metres of **gross floor area** used for **education use**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(94) Exception CL 94

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 of the total area of the **lot**;

(B) the minimum **building setback** from a **lot line** abutting a **street** is 3 metres; and

(C) the minimum **building setback** from a **side yard** and **rear yard lot line** is 7.5 metres and must only

be used for the purpose of access or **landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 24 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(95) Exception CL 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) Despite Article 30.20.20, the following uses are not permitted: **Vehicle dealership**, **vehicle service shop** and **eating establishment**;

(B) the maximum permitted **gross floor area**, not including the area used for interior walkways, will not exceed 0.33 times the area of the **lot**;

(C) the minimum **building setback** from a **side yard** and **rear yard lot line** is 7.5 metres and must only be used for the purpose of access or **landscaping**;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the original centre line of Kennedy Road, or

(ii) 3.0 metres from the **lot line** abutting Kennedy Road;

(E) the minimum **building setback** from a **lot line** abutting Dancey Avenue is 3 metres; and

(F) a minimum of 3 **parking spaces** for each 100.0 square metres of **gross floor area** for all permitted uses must be provided;

Prevailing By-laws and Prevailing Sections:

(None apply)

(96) Exception CL 96

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

Site Specific Provisions:

(A) Despite Article 30.20.20, **vehicle fuel station** and **vehicle service shop** are not permitted uses;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) despite (B) above, the maximum permitted **gross floor area** for office uses is 1.0 times the area of the; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 14 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevails.

(98) Exception CL 98

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area** is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road; and

(ii) the greater of 16.5 metres from the centre line of original Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(C) provisions (A) and (B) above do not apply to a **building** which **lawfully** existed on the date of enactment of this By-law, and which is located on that part of **Lot** 5, Concession I, being the lands at the north-west corner of Meadowvale Road and Kingston Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(99) Exception CL 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) Despite Article 30.20.20, only the following uses are permitted: **financial institution**, library, office, **personal service shop**, **eating establishment**, **take-out eating establishment**, and **retail store**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(D) **parking spaces** must be provided at a minimum rate of:

(i) 10 **parking spaces** per 100 square metres of **gross floor area** for **eating establishment** uses; and

(ii) 3.0 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(101) Exception CL 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) Despite Article 30.20.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop** and a video store;

(B) the maximum permitted **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;

(C) the maximum permitted **gross floor area** for all office use is 0.3 times the area of total permitted **gross floor area** for the **lot**; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) 3.0 metres from a **lot line** that abut any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(102) Exception CL 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 maximum permitted **gross floor area**, excluding internal walkways and storage areas for occupants is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(C) a minimum of 6.0 **parking spaces** are required for all uses.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 20 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(103) Exception CL 103

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East;

(iii) 7.5 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(104) Exception CL 104

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East;

(iii) 6.0 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(105) Exception CL 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) despite land use permissions for this zone, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **eating establishment**, and **take-out eating establishment**;

(B) an **education use** is only permitted provided it is not located on the first **storey**;

(C) The minimum **lot area** is 3000 square metres;

(D) The minimum set back of any **structure** or **building** is 3.0 metres from any **lot line** abutting a **street**; and

(E) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(106) Exception CL 106

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: **retail store**, **personal service shop**, **financial institution**, and office;

(B) the maximum **gross floor area** for a **retail store** that sells food must not exceed 465 meters square;

(C) the maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Pharmacy Avenue and 3.0 metres from a **lot line** abutting Pharmacy Avenue; and

(ii) a minimum 3 metres from the **lot line** abutting Glendinning Avenue; and

(E) the minimum setback of a **building** or **structure** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(109) Exception CL 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) despite the land use permissions for this zone, only the following uses are permitted: office, **personal service shop**, and **retail store**;

(B) the maximum **gross floor area** of all **buildings** is 0.35 times the area of the **lot**;

(C) the maximum **gross floor area** of all office uses cannot exceed 0.175 times the area of the **lot**;

(D) the maximum **gross floor area** of all **personal service shop** uses cannot exceed 0.175 times the area of the **lot**;

(E) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Birchmount Road or 3.0 metres from a **lot line** abutting Birchmount Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**;

(F) the minimum **building setback** from a **lot line** abutting as RD Zone is 4.0 metres; and

(G) any **lot line** abutting a Residential Detached (RD) zone must have a minimum 2.4 metre wide strip of **landscaping** along the entire length of the **lot line** immediately abutting all RD zones.

Prevailing By-laws and Prevailing Sections:

(None apply)

(111) Exception CL 111

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Military Trail, or 3.0 metres from a **lot line** abutting Military Trail; and

(ii) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road; and

(C) the minimum **building setback** from a **lot line** abutting an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(112) Exception CL 112

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Bellamy Road is the greater of 3.0 metres or 16.5 metres from the original centreline of Bellamy Road;

(B) the minimum **building setback** from a **lot line** that abuts a **street** other than Bellamy Road is 3.0 metres;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) The **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(118) Exception CL 118

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

Site Specific Provisions:

(A) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(121) Exception CL 121

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts as **street** is

(i) 18.0 metres measured from the centre line of the original road allowance, if the **lot line** abuts

Victoria Park Avenue; and

(ii) 3.0 metres in all other cases; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(123) Exception CL 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) despite land use permissions for this zone, the only permitted uses are: **vehicle fuel station**, **vehicle** service station, **financial institution**, **day nursery**, **place of worship**, office, **personal service shop**, **retail store**, **retail service**, **eating establishment**, and **take-out eating establishment**;

(B) the maximum **gross floor area** of each **retail store** or **personal service shop** is 450 square metres;

(C) the maximum **gross floor area** of all **eating establishment** and **take-out eating establishment** uses is 325 square metres.

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) **Parking spaces** must be provided at the rate of:

(i) a minimum of 10 **parking spaces** per 100 square metres of **gross floor area** for **eating establishment**, and **take-out eating establishment** uses;

(ii) a minimum of 7.7 **parking spaces** per 100 square metres of **gross floor area** for **place of worship** uses; and

(iii) a minimum of 4.0 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(124) Exception CL 124

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the only permitted uses are: **financial institution**, office, **personal service shop**, **retail store**, **retail service**, **eating establishment**, and **take-out eating establishment**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(C) the maximum **gross floor area** of all **personal service shop**, **retail store**, **retail service**, **financial institution**, **eating establishment**, and **take-out eating establishment** uses cannot exceed 66% of the total **gross floor area** constructed.

Prevailing By-laws and Prevailing Sections:

(None apply)

(125) Exception CL 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) despite land use permissions for this zone, the only permitted uses are: **vehicle fuel station**, and **vehicle service shop**; and

(B) The minimum **building** set back from a **lot line** that abuts a **street** to is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(126) Exception CL 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) office is a permitted use provided the maximum **interior floor area** does not exceed 140 square metres;

(B) **Take-out eating establishment** is a permitted use provided the maximum **gross floor area** of any single food store does not exceed 465 square metres;

(C) The minimum set back of any **structure** or **building** is:

(i) the greater of 16.5 metres from the original centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Brimley Road;

(iii) 7.5 metres from any **lot line** that does not abut a **street**; and

(iv) the setbacks required in (i) to (iii) above apply to underground **structures**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(127) Exception CL 127

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, and **take-out eating establishment**;

(B) office is a permitted use provided the maximum **interior floor area** does not exceed 140 square metres; and

(C) The minimum set back of any **structure** or **building** is:

(i) 3.0 metres from a **lot line** that abuts **street**; and

(ii) 7.5 metres from a **lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(128) Exception CL 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 **gross floor area** of all **buildings**, minus the **gross floor area** of mezzanine storage areas, must not exceed 33% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Avenue; and

(C) the minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception numbers 16 and 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevail.

(129) Exception CL 129

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

Site Specific Provisions:

(A) despite land use provisions for this zone, the easterly 7.5 metres of the **lot** can only be used for access, **landscaping**, and a decorative wall;

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of mezzanine storage areas, must not exceed 33% of the **lot area**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Avenue; and

(D) the minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception numbers 16 and 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevail.

(130) Exception CL 130

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road;

(D) the minimum **building setback** is 1.5 metres from a **side lot line** and **rear lot line**;

(E) the **street yard** abutting Antrim Crescent may only be used for a **driveway** and **landscaping**;

(F) **parking spaces** must be provided at a minimum rate of:

(i) 10 **parking spaces** per 100 square metres of **gross floor area** for an **eating establishment** use;

(ii) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;

(iii) 3 **parking spaces** per 100 square metres of **gross floor area** for an education and training facility use;

(iv) 1.5 **parking spaces** per 100 square metres of **gross floor area** for a **day nursery** use; and

(v) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses;

(G) for the purpose of calculating the parking rates in (E) above, the **gross floor area** of **basements** is not included; and

(H) the minimum required width of a **driveway** or drive-aisle providing access to **parking spaces** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(133) Exception CL 133

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

Site Specific Provisions:

(A) the minimum **building setback** from a **front lot line** that abuts:

(i) Birchmount Road, is the greater of:3.0 metres from the **lot line**; or 16.5 metres, measured from the original centre line of the **street**; and

(ii) any other **street** is 3.0 metres; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of **basements**, must not exceed 33% of the area of the **lot**;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(134) Exception CL 134

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

Site Specific Provisions:

(A) despite land use permissions for this zone, an office is permitted provided it is not a medical office;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** is:

(i) 3.0 metres from a **side lot line** and **rear lot line**; and

(ii) 3.0 metres from a **lot line** that abuts a **street**; and

(D) vehicular access for a **vehicle fuel station** use, or a **vehicle service shop** use is not permitted through any **main wall** that faces the eastern **lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(136) Exception CL 136

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) despite land use permissions for this zone, the only use permitted is office;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(140) Exception CL 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) despite land use prvisions for this zone, the easterly 7.5 metres of the **lot** can only be used for access, **landscaping**, and a decorative wall;

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of mezzanine storage areas, must not exceed 33% of the **lot area**;

(C) 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 original centreline of the **street**, if the **lot line** abuts Huntingwood Drive;

(ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Avenue; and

(D) the minimum **building setback** from a **rear lot line** that abuts a **lot** in an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception number 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevails.

(141) Exception CL 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 **gross floor area** of all **building** must not exceed 33% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Huntingwood Drive and Birchmount Road;

(C) the minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres; and

(D) the required **rear yard** and **side yard** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(142) Exception CL 142

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

Site Specific Provisions:

(A) the **gross floor area** of all **buildings** must not exceed 33% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kennedy Road; and

(ii) 3.0 metres from a **lot line** that abuts any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(143) Exception CL 143

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bonis Avenue, or Birchmount Road; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception number 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevails.

(144) Exception CL 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) Despite land use permissions for this zone, Blocks "A" and "B" of Registered Plan 5934 and adjacent land being bounded by Blocks "A" and "B", can only be used for the erection and/or operation of a **vehicle fuel station**, **vehicle service shop**, and **eating establishment**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(C) a minimum 1.5 metre wide buffer strip is to be provided along a **lot line** that abuts a **lot** in a RD zone and it is to be used for **landscaping** purposes only.

Prevailing By-laws and Prevailing Sections:

(None apply)

(146) Exception CL 146

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue;

(B) the minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres;

(C) below grade **structures** must be set back from a **lot line** a distance equal to the distance between the elevation of the lowest point of the **structure** and the elevation of the ground at the **lot line** that abuts a **street**, but no less than 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(148) Exception CL 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 **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 centreline of the **street**, if the **lot line** abuts Birchmount Road;

(ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(B) all **parking spaces** on the **lot** must be accessed by a **driveway** and **drive aisle** having a minimum width of 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(149) Exception CL 149

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 16.5 metres measured from the original centreline of the **street**, if the **lot line** abuts Birchmount Road; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(153) Exception CL 153

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 25 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10010 prevails.

(156) Exception CL 156

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

Site Specific Provisions:

(A) the maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the maximum **gross floor area** for a **retail store** that sells food is 279 square metres;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is

the greater of 21.0 metres from the original centre line of Morningside Avenue or 3.0 metres from a **lot line** abutting Morningside Avenue; and

(D) the minimum **building setback** from a **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 17 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 11883 prevails.

(157) Exception CL 157

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the maximum **gross floor area** for a **retail store** that sells food is 279 square metres;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 8 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 11883 prevails.

(161) Exception CL 161

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

Site Specific Provisions:

(A) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery**, **vehicle fuel station**, **vehicle** service station, **financial institution**, office, **personal service shop**, **retail store**, **retail service**, **eating establishment**, and **take-out eating establishment**;

(B) The minimum set back of any **structure** or **building** is:

(i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue;

(iii) 7.5 metres from the **rear lot line**; and

(C) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(164) Exception CL 164

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of McCowan Road, or 3.0 metres from a **lot line** abutting McCowan Road;

(ii) 3.0 metres from a **lot line** abutting any **street** other than McCowan Road; and

(iii) 1.5 metres from any side and **rear lot line**;

(B) The maximum permitted **gross floor area** is 0.33 time the area of the **lot**; and

(C) the maximum permit **building** height is the lesser of:

(i) 4 **storeys**; or

(ii) 13 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(165) Exception CL 165

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

Site Specific Provisions:

A) Despite land use permissions for this zone, the only permitted uses are: **financial institution**, office, **personal service shop**, and **retail store**;

(B) the maximum **gross floor area** of all **personal service shop**, **retail store**, and **financial institution** uses combined is 300 square metres;

(C) the minimum set back of any **main wall** from a **lot line** abutting a **street** is 1.5 metres;

(D) **parking spaces** must be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area** for all uses; and

(E) the maximum permitted **gross floor area**, excluding the area of any parking **structures**, including ramps and **driveways** is 0.33 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(166) Exception CL 166

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East;

(iii) 7.5 metres from any **lot line** that does not abut a **street**; and

(iv) the setbacks required in (i) and (ii) above also apply to underground **structures**;

(B) The maximum permitted **gross floor area**, excluding the area of any parking **structures**, including ramps and **driveways** is 0.33 times the area of the **lot**; and

(C) the maximum height of a **building** is the lesser of:

(i) 4 **storeys**; or

(ii) 13.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 9 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12181 prevails.

(170) Exception CL 170

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 20% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the maximum **gross floor area** of all **eating establishments** on a **lot** must not exceed 1, 125 square metres;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) no **building setback** from a **lot line** that abuts a **street** is required for **structures** located below-grade; and

(E) **parking spaces** for all uses other than **eating establishments** must be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(171) Exception CL 171

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 33% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Midland Avenue and , or 3.0 metres from a **lot line** abutting Midland Avenue; and

(ii) 3.0 metres from a **lot line** abutting any other **street** and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(172) Exception CL 172

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Danforth Road is the greater of:

(i) 3.0 metres; or

(ii) 16.5 metres from the original centreline of Danforth Road; and

(B) the **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(173) Exception CL 173

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 33% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(174) Exception CL 174

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

Site Specific Provisions:

(A) the minimum **building setback** from a **front lot line** that abuts a **street** is 16.6 metres from the original centreline of the **street**;

(B) the minimum **building setback** from a side **lot** that abuts a **street**; and

(C) the maximum **lot coverage** is 70%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(176) Exception CL 176

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Warden Avenue is the greater of 16.5 metres, from the original centre line of Warden Avenue, or 3.0 metres from a **lot line** abutting Warden Avenue; and

(ii) any other **street**, is 3.0 metres; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(179) Exception CL 179

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) On 475 Rathburn Road, former City of Etobicoke by-law 12821 prevails.

(180) Exception CL 180

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1267, 1295, and 10,664 as amended.

(181) Exception CL 181

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law: 10761, 10880, 12933 and 13852.

(182) Exception CL 182

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1990-68, and 1992-123.

(185) Exception CL 185

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1455, 12300 and 12647 as amended.

(186) Exception CL 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 3197 and 1979-176 as amended.

(187) Exception CL 187

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 12659 and 13583 as amended.

(188) Exception CL 188

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 1992-132 as amended.

(189) Exception CL 189

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 1989-26 as amended.

(190) Exception CL 190

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 15266 as amended.

(191) Exception CL 191

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 13173, as amended; and

(B) City of Toronto by-law 560-2000, as amended.

(192) Exception CL 192

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 2942 and 3427 as amended.

(193) Exception CL 193

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1024, 1025 and 1972 as amended.

(194) Exception CL 194

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 570 and 14368 as amended.

(196) Exception CL 196

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 13207, as amended; and

(B) City of Toronto by-law 121-2003, as amended.

(197) Exception CL 197

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 3096, 1978-227 and 1986-22 as amended.

(199) Exception CL 199

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 14068 and 1989-90 as amended.

(201) Exception CL 201

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) On 408 Dixon Road, former City of Etobicoke by-laws 985, 10754, 1996-8 and 11851 previl.

(203) Exception CL 203

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 1981-208 and 3473 as amended.

(204) Exception CL 204

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(a) Former City of Etobicoke by-law 12299 as amended.

(206) Exception CL 206

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-law 13172 as amended.

(207) Exception CL 207

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 12660 and 1994-98 as amended.

(251) Exception CL 251

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 3289, 3291 and 1981-221 as amended.

(252) Exception CL 252

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of Etobicoke by-laws 8911 and 15089 as amended.

(261) Exception CL 261

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(254) of the former City of York Zoning By-law 1-83.

(263) Exception CL 263

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

Site Specific Provisions:

(A) Despite Article 30.20.20, the following uses are not permitted: **vehicle fuel station** and **vehicle repair shop**;

(B) the maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 time s the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a **lot line** abutting Ellesmere Road; and

(ii) the greater of 16.5 metres from the original centre line of Brimley Road or 3.0 metres from a **lot line** abutting Brimley Road;

(D) the minimum **building setback** from a **rear lot line** is 1.2 metres; and

(E) The maximum permitted **building** height is 9.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(265) Exception CL 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) Despite the uses listed in 30.20.20, the only permitted uses are: **day nursery**, **vehicle service shop**, **vehicle fuel station**, **financial institution**, medical centre, office, **personal service shop**, **retail store**, **retail service**, **eating establishment**, and **take-out eating establishment**;

(B) **Place of worship** is a permitted use provided:

(i) the maximum **gross floor area** does not exceed 40% of the **lot area**; and

(ii) the minimum setback from a **side lot line** is equal to one-half the height of the **building**;

(C) The minimum set back of any **structure** or **building** is:

(i) the greater of 16.5 metres from the centre line of Brimorton Drive and Brimley Road, or 3.0 metres from a **lot line** abutting Brimorton Drive and Brimley Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Brimorton Drive and Brimley Road; and

(D) The maximum permitted floor space index does not include the area of any **basements** or parking **structures** including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(266) Exception CL 266

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

Site Specific Provisions:

(A) The maximum permitted height is 161.54 m above sea level.

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 31574; and

(B) On 905, 907 Don Mills Road, Section 64.23(9) of the former City of North York Zoning By-law 7625.

(267) Exception CL 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) Despite land use permissions for this zone, the only permitted uses are: office, **personal service shop**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service** shop, and **place of assembly**;

(B) The maximum permitted **gross floor area**, not including the area of enclosed malls used for walkway purposes, is 0.33 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 21.0 metres from the centre line of Finch Avenue East; and

(ii) 16.5 metres from the centre line of Sandhurst Circle; and

(D) the minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(268) Exception CL 268

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

Site Specific Provisions:

(A) Despite Article 30.20.20, only the following uses are permitted: **retail store** with less than 465 square metres of **gross floor area**, office use but not including medical or dental office use; **financial institution**, and **personal service shop**;

(B) the maximum **gross floor area** is 0.33 times the area of the total **lot**, less all internal area used for walkway purposes;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 16.5 metres from the centre line of Brimley Road or 3.0 metres from a **lot line** abutting Brimley Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **side lot line** or a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(270) Exception CL 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) Despite Article 30.20.20, only a **vehicle fuel station** and **vehicle service shop** are permitted:

(B) the maximum **gross floor area** is 0.33 times the area of the **lot**, less all internal area used for walkway purposes;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(ii) 3.0 metres from a **lot line** abutting any other **street**

Prevailing By-laws and Prevailing Sections:

(None Apply)

(271) Exception CL 271

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

Site Specific Provisions:

(A) Despite 30.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(272) Exception CL 272

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue;

(iii) 7.5 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(273) Exception CL 273

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

Site Specific Provisions:

(A) the minimum **building setback** from a **side lot line** is 0.3 metres;

(B) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;

(C) the minimum **building setback** from a **front lot line** that abuts Danforth Road is 22.0 metres, measured from the original centreline of the **street**;

(D) the maximum **building** height is 9.0 metres; and

(E) the maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections

(None Apply)

(274) Exception CL 274

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** of the ground floor is 70% of the **lot area**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 3.0 metres from an abutting **front lot line** or **rear lot line**; and

(ii) 1.5 metres from an abutting **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(275) Exception CL 275

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, a **funeral home** is the only use permitted;

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the portion of the **lot** located north of the **rear lot line** of the **lots** located on Hopecrest Crescent;

(C) the minimum **building setback** from the front line is 18.0 metres measured from the original centre line of the original road allowance of Kennedy Road; and

(D) a strip of land having a minimum width of 1.0 metres along the entire length of the **rear lot line** must be used for **soft landscaping** only.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(590) Exception CL 590

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **dwelling units** are permitted only if:

(i) they are located in a **mixed use building**; and

(ii) there is a maximum of one **dwelling unit** for each **service shop** located in the same **building**;

(B) the maximum permitted **gross floor area** is the greater of:

(i) 25% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East;

(ii) the greater of 16.5 metres from the centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road; and

(iii) 3.0 metres from a **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

900.11 CR - Zone

900.11.1 General

(1) CR Zone Exception

The regulation located in Article 900.11.10 apply only to the exceptions subject to the CR zone and identified with the corresponding exception number.

900.11.10 Exceptions for CR Zone

(1) Exception CR 1

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(126), former City of North York Zoning By-law 7625.

(3) Exception CR 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) in addition to the uses permitted in the zone, the lands may be used for the purpose of a miniature golf course, if all other provisions of this By-law are complied with.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(4) Exception CR 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) in addition to the uses permitted in the zone, the lands described as **Lot** 1, according to Registered Plan 2988, may also be used for **vehicle fuel station** and **vehicle service shop** station and accessory uses accessory uses including the sale of automobile accessories, supplies and parts if the **lot** has a minimum width of 9.06 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(5) Exception CR 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) Section 64.23(83), former City of North York Zoning By-law 7625.

(6) Exception CR 6

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **vehicle repair shop** is permitted;

(B) despite regulations to the contrary, for a **building** containing a **vehicle repair shop**, there is not requirement for a minimum **lot depth**, minimum **front yard setback**, minimum **rear yard setback**, and minimum **lot area**;

(C) a minimum of 46 **parking spaces** are to be provided and the may be located on an adjacent **lot**; and

(D) **loading space** requirements do not apply.

Prevailing By-laws and Prevailing Sections:

Section 64.23(70) of the former City of North York Zoning By-law 7625

(7) Exception CR 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) Section 64.23(72), former City of North York Zoning By-law 7625.

(8) Exception CR 8

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(71), former City of North York Zoning By-law 7625.

(9) Exception CR 9

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **vehicle dealership** with an **ancillary vehicle repair shop** is also permitted if the **lot frontage** is a minimum of 22 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(10) Exception CR 10

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **vehicle dealership** with an **ancillary vehicle repair shop** is also permitted if the **lot frontage** is a minimum of 22 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(11) Exception CR 11

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone a **vehicle service shop** is also permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(13) Exception CR 13

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, business offices and professional offices are also permitted if:

(i) the gross floor are does not exceed 264 square metres;

(ii) the minimum **building setback** from:

(a) the east **side lot line** is 4.52 metres; and

(b) the west **side lot line** is 1.86 metres;

(iii) the minimum **rear yard setback** is 14.9 metres; and

(iv) the minimum **front yard setback** is 4.52 metres; and

(v) **parking spaces** on the **lot** are only located in the **rear yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(14) Exception CR 14

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, business offices and professional offices are also permitted if:

(i) the minimum **building setback** from a **lot line** that abuts Bathurst Street is 20.7 metres, measured from the original centerline of Bathurst Street;

(ii) the minimum **rear yard setback** is 4.5 metres;

(iii) the **gross floor area** of the **building** must not be greater than 150 % of the **lot area**;

(iv) the maximum **building** height is the lesser of 5 **storeys** and 17 metres;

(v) a minimum of 17 **parking space** are provided; and

(vi) all below grade **structure** are to be setback from a **lot line** a distance equal to the distance between the lowest floor level and the elevation of grade at the **front lot line**, but in no case is that below grade setback to be greater than the above grade setback for the **building**; and

(B) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(C) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(None apply)

(15) Exception CR 15

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, business offices and professional offices are also permitted if:

(i) offices, **retail stores**, **personal service shops** and **service shop** are located only on the **first floor**;

(ii) the maximum **gross floor area** used for offices, **retail stores**, **personal service shops** and **service shop** must not be more than 920 square metres;

(iii) the maximum **lot coverage** is 65%;

(iv) the Minimum **building setback** from a **lot line** is:

(a) zero metres from the **front lot line**;

(b) 9.9 metres from the **rear lot line**,

(c) 2.6 metres from the easterly **side lot line**; and

(d) 1.8 metres from the westerly **side lot line**; and

(v) the maximum **building** height is the lesser of 6 **storeys** and 20 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(16) Exception CR 16

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

Site Specific Provisions:

(A) the maximum **gross floor area** is 11,857 square metres;

(B) the maximum **gross floor area** used for **retail stores**, **personal service shops** and **service shops** must not be more than 1145 square metres;

(C) the maximum **gross floor area** used for a **community centre** is 232 square metres;

(D) the maximum number of **dwelling units** is 101;

(E) The minimum **building setbacks** are:

(i) 0.2 metres from the **lot line** abutting Bathurst Street;

(ii) 1.5 metres from the **lot line** abutting Lawrence Avenue

(iii) 1.7 metres from the southerly **lot line**;

(iv) 4.0 metres from the westerly **lot line**;

(v) 3.0 metres from the **lot line** that is opposite Bathurst street; and

(vi) 4.0 metres from the **lot line** that is opposite Lawrence Avenue;

(F) **Parking spaces** are to be provided at a minimum rate of 1.164 for each 100 square metres of **gross floor area**.

(G) the maximum **building** height is the lesser of 23 metres and 7 **storeys**; and

(H) the maximum **lot coverage** is 55%.

Prevailing By-laws and Prevailing Sections:

(None apply)

(17) Exception CR 17

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **dwelling unit** in a **detached house** is also permitted if:

(i) there is a maximum of two **detached houses**;

(ii) the minimum **lot area** for each **building** is 527 square metres;

(iii) the minimum **lot frontage** is 12.1 metres;

(iv) the minimum **building setback** from a **lot line** for a **detached house** is:

(a) 6.1 metres from the **front lot line**;

(b) 1.2 metres from a **side lot line**; and

(c) 7.5 metres from a **rear lot line**; and

(B) for the Commercial/**Apartment building** the following applies:

(i) the minimum **building setback** from a **lot line** is:

(a) 2.7 metres from a **lot line** that abuts Glencairn Avenue;

(b) 16.15 metres from the westerly **lot line**;

(c) 18.0 metres from the **lot line** opposite the **lot line** along Glencairn Avenue; and

(d) zero metres from all other **lot line**; and

(ii) The maximum **gross floor area** is 6277.2 square metres, of which;

(a) a maximum of 4945 square metres may be used for residential uses; and

(b) a maximum of 167.2 square metres may be used for **ancillary** residential uses; and

(iii) the maximum **lot coverage** is 40%; and

(iv) the maximum **building** height is the lesser of 5 **storeys** and 17 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(18) Exception CR 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) Section 64.23(96) of North York Zoning By-law 7625.

(20) Exception CR 20

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 1129.

(21) Exception CR 21

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **vehicle fuel station** and a **service shop** is also permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(22) Exception CR 22

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

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a truck rental agency is also permitted; and

(B) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** is 161.54 metres above sea level and eight **storeys**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(24) Exception CR 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 North York by-law 19147;

(B) former City of North York by-law 14473; and

(C) City of Toronto by-law 931-2009.

(26) Exception CR 26

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

Site Specific Provisions:

(A) in addition to the uses permitted in the zone, a **vehicle fuel station** and a **service shop** is also permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(27) Exception CR 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 North York by-law 30963.

(28) Exception CR 28

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 22211.

(29) Exception CR 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) former City of North York by-law 8906; and

(B) former City of North York by-law 7906.

(31) Exception CR 31

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(80) of North York Zoning By-law 7625.

(32) Exception CR 32

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30598.

(33) Exception CR 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) if on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply; and

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

Prevailing By-laws and Prevailing Sections:

(B) Section 64.23(3) of North York Zoning By-law 7625.

(34) Exception CR 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) former City of North York by-law 27074; and

(B) former City of North York by-law 27289.

(35) Exception CR 35

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 22170.

(36) Exception CR 36

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

Site Specific Provisions:

(A) Despite regulations to the contrary, only offices and a dispensing pharmacy are permitted; and

(i) the maximum **gross floor area** must not be more than 2,983 square metres;

(ii) the maximum **gross floor area** of the dispensing pharmacy must not be more than 185 square metres;

(iii) the maximum **building** height is the lesser of 3 **storeys** and 183.0 metres above sea level;

(iv) maximum **lot coverage** does not apply;

(v) no **parking space** is to be located in the **front yard** or **rear yard**;

(vi) the yard setbacks are:

(a) maximum 15.5 metres **front yard setback**;

(b) minimum 4.5 metres east **side yard setback**;

(c) minimum 10.0 metres **rear yard setback**;

(vii) no signage visible from Sheppard Avenue shall be permitted with the exception of one sign identifying the occupants of the **building**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(37) Exception CR 37

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

Site Specific Provisions:

(A) Only **dwelling units** are permitted to be located above the **first floor**;

(B) not more than 2800 square metres of the **lot** is to be covered by **buildings**; and

(C) the maximum **gross floor area** is 8400 square metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(38) Exception CR 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) Section 64.23(6) of North York Zoning By-law 7625.

(39) Exception CR 39

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

Site Specific Provisions:

(A) despite regulations to the contrary, the only uses permitted are a food store and a retail **warehouse**;

(B) the maximum gross floor are of all **buildings** is 33600 square metres of which a maximum of 4650 square metres may be used for a food store;

(C) a minimum 7.5 metre strip of land is to be provided along the entire length of the **lot line** that abuts Victoria Park Avenue and Lawrence Avenue and used only for **landscaping** and **vehicle** access to the **lot**;

(D) a minimum of 1108 **parking spaces** are to be provided;

(E) the minimum **building setback** is:

(i) 15.5 metres from a **lot line** that abuts Lawrence avenue;

(ii) 7.5 metres from the Railway right-of-way along the **rear lot line**; and

(iii) 10.0 metres from the **lot line** abutting the **lot** to the north east; and

(F) a minimum separation of 105 metres between the food store and the other **buildings** on the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(41) Exception CR 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) Section 64.23(63) of North York Zoning By-law 7625.

(42) Exception CR 42

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

Site Specific Provisions:

(A) in addition to the uses permitted an **amusement arcade** is also permitted if:

(i) it does not include pinball or video game **amusement devices**;

(ii) it is operated in conjunction with an **eating establishment**;

(iii) the total number of **amusement devices** exclusive of children's **amusement devices** is 40;

(iv) the **interior floor area** used for **amusement devices** exclusive of children's **amusement devices** must not be more than 12% of the total **gross floor area**;

(v) access to the **amusement arcade** must only be through the restaurant.

Prevailing By-laws and Prevailing Sections:

(None apply)

(43) Exception CR 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 North York by-law 30233.

(44) Exception CR 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 North York by-law 29894.

(45) Exception CR 45

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(44) of North York Zoning By-law 7625.

(46) Exception CR 46

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(49) of North York Zoning By-law 7625.

(47) Exception CR 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) Section 64.23(91) of North York Zoning By-law 7625.

(49) Exception CR 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) Section 64.23(60) of North York Zoning By-law 7625.

(50) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(29) of North York Zoning By-law 7625.

(51) Exception CR 51

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

Site Specific Provisions:

(A) Despite regulations to the contrary, the only uses permitted are:
  (i) **financial institutions**;
  (ii) offices;
  (iii) **dwelling units** in a commercial **building**;
  (iv) **eating establishments**;
  (v) **retail stores**;
  (vi) **personal service shops**; and
  (vii) **service shops**; and

(B) the maximum **lot coverage** is 25%;

(C) the maximum **building** height is the lesser of 2 **storeys** and 8 metres;

(D) the maximum number of **eating establishment** operating in the **building** at one time must not be more than 2;

(E) the maximum **gross floor area** devoted to **eating establishments** must not be more than 226.4 square metres;

(F) the westerly and southerly 1.5 m of the site must be **landscaped** and a 0.9 m high masonry wall must be erected along the westerly and southerly limits of the site.

Prevailing By-laws and Prevailing Sections:

(None apply)

(52) Exception CR 52

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

Site Specific Provisions:

(A) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(B) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(C) Section 64.26(3) of North York Zoning By-law 7625.

(54) Exception CR 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) Section 64.23(47) of North York Zoning By-law 7625.

(55) Exception CR 55

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 28931.

(56) Exception CR 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 North York by-law 11371.

(58) Exception CR 58

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 8837.

(60) Exception CR 60

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(62) of North York Zoning By-law 7625.

(63) Exception CR 63

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

Site Specific Provisions:

(A) in addition to the uses permitted a **veterinary hospital** is also permitted if all other regulations are complied with.

Prevailing By-laws and Prevailing Sections:

(None apply)

(64) Exception CR 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) **public parking** is permitted if it is for an existing **building** located on all of **lots** 15 and 16, registered plan 3202 and all of block 'A' Registered plan 4041 and designated Parts 1 and 2 on a plan of survey in the Land Titles office a R4256; and if

(B) a fence is erected along the northerly and westerly limits of **Lot** 10, registered Plan 4041.

Prevailing By-laws and Prevailing Sections:

(None apply)

(65) Exception CR 65

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

Site Specific Provisions:

(A) the maximum **lot coverage** is 37%;

(B) the minimum yard setbacks are:

(i) 0.6 metre **front yard**;

(ii) 7.5 metres **rear yard**; and

(iii) 0.6 metres **side yards**; and

(C) the minimum number of **parking spaces** is 20; and

(D) the maximum **gross floor area** is 1190 square metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(66) Exception CR 66

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 31290.

(67) Exception CR 67

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 24472.

(68) Exception CR 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 North York by-law 24667; and

(B) former City of North York by-law 28127.

(70) Exception CR 70

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(119) of North York Zoning By-law 7625.

(71) Exception CR 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) Section 64.23(93) of North York Zoning By-law 7625.

(73) Exception CR 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) Section 64.23(1) of North York Zoning By-law 7625.

(74) Exception CR 74

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29939.

(75) Exception CR 75

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(125) of North York Zoning By-law 7625.

(76) Exception CR 76

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 31245.

(77) Exception CR 77

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(28) of North York Zoning By-law 7625.

(78) Exception CR 78

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 16449.

(79) Exception CR 79

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29501; and

(B) Section 64.25(4) of North York Zoning By-law 7625.

(80) Exception CR 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) in addition to the uses permitted an **eating establishment** is also permitted if:

(i) the minimum yard setbacks are:

(a) 1.5 metres for the **front yard setback**;

(b) 1.0 metres for the south **side yard setback**;

(c) 7.0 metres for the north **side yard setback**; and

(d) 18.0 metres for the **rear yard setback**; and

(ii) the maximum **Gross Floor Area** is 240 square metres.

(iii) a minimum of 16 **parking spaces** must be provided on site.

(iv) no **loading space** are required.

(v) the **driveway** entrance must have a maximum width of 6.0 metres and a minimum of 2.4 metres.

(vi) the maximum **building** height is the lesser of one-**storey** and 5 metres.

(vii) a **landscaped** strip having a minimum width of 1.0 metre must be provided along the entire length of the **side lot line** and **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(81) Exception CR 81

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.25(2) of North York Zoning By-law 7625.

(82) Exception CR 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) no minimum southerly **side yard setback** or minimum **rear yard setback**, is required for a **building** if:

(i) it contains a **retail store**; and

(ii) if all other provisions of this By-law, as amended, are complied with.

Prevailing By-laws and Prevailing Sections:

(None apply)

(83) Exception CR 83

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

Site Specific Provisions:

(A) the minimum **lot area** is 5375 square metres;

(B) the maximum **gross floor area** of all **buildings** is 2300 square metres;

(C) The minimum **front yard setback** is 9.0 metres;

(D) The minimum **building setback** from a **side lot line** is :

(i) 3.0 metres from the west **side lot line**; and

(ii) 6.0 metres from the east **side lot line**;

(E) the minim **rear yard setback** is 10.0 metres; and

(F) a minimum of 60 **parking spaces** must be located on the **lot**;

(G) in addition to the uses permitted in the zone, a **vehicle dealership** is also permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(84) Exception CR 84

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

Site Specific Provisions:

(A) the minimum **lot area** is 5375 square metres;

(B) the maximum **gross floor area** of all **buildings** is 2300 square metres;

(C) The minimum **front yard setback** is 7.25metres;

(D) The minimum **building setback** from a **side lot line** is :

(i) 3.7 metres from the west **side lot line**; and

(ii) 6.0 metres from the east **side lot line**;

(E) the minim **rear yard setback** is 6.0 metres; and

(F) a minimum of 32 **parking spaces** must be located on the **lot**;

(G) in addition to the uses permitted in the zone, a **vehicle dealership** is also permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(85) Exception CR 85

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

Site Specific Provisions:

(A) the minimum **lot area** is 5375 square metres;

(B) the maximum **gross floor area** of all **buildings** is 2300 square metres;

(C) The minimum **front yard setback** is 9.0 metres;

(D) The minimum **building setback** from a **side lot line** is :

(i) 3.0 metres from the west **side lot line**; and

(ii) 6.0 metres from the east **side lot line**;

(E) the minim **rear yard setback** is 10.0 metres; and

(F) a minimum of 60 **parking spaces** must be located on the **lot**;

(G) in addition to the uses permitted in the zone, a **vehicle dealership** is also permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(86) Exception CR 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) Section 64.23(46) of North York Zoning By-law 7625.

(87) Exception CR 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) In addition to the uses permitted in the zone, a **vehicle dealership** is also permitted if the minimum **lot frontage** is 22.0 metres;

(B) if the **lot** contains a **vehicle dealership**, no **landscaping** strip is required abutting the **front lot line**; and

(C) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(None apply)

(88) Exception CR 88

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(81) of North York Zoning By-law 7625.

(90) Exception CR 90

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

Site Specific Provisions:

(A) despite regulations to the contrary, the permitted uses do not include a **hotel**, **custom workshop**, **vehicle dealership**, car rental agency, **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment** and a **funeral home**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(91) Exception CR 91

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

Site Specific Provisions:

(A) despite regulations to the contrary, the only permitted uses are a **vehicle fuel station** and a **vehicle service shop** if it complies with the applicable regulations of the zone and Chapter 150.

(B) the minimum **lot frontage** and **lot depth** requirements for a **vehicle fuel station** do not apply to these lands.

Prevailing By-laws and Prevailing Sections:

(None apply)

(92) Exception CR 92

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

Site Specific Provisions:

(A) **dwelling units** are only permitted above the **first floor** and within a commercial **building**;

(B) despite regulations to the contrary, these uses are not permitted:

(i) **Amusement arcade**;

(ii) **ancillary amusement devices**;

(iii) Billiard parlours and accessory billiard parlours;

(iv) Commercial bath houses;

(v) **Hotels**;

(vi) Taverns;

(vii) Theatres;

(viii) Undertaking establishments

(C) The maximum **gross floor area** for all uses shall be 4,000 square metres.

(D) No **dwelling units** are permitted on the **first floor**.

(E) The minimum **building setback** are:

(i) 9.5 metres from a **rear lot line**;

(ii) 0.0 metres from a **side lot line**; and

(iii) 0.0 metres from a **front lot line**; and

(F) the maximum **building** height is the lesser of 6 **storeys** and 20 metres; and

(G) Despite (F) in no case is the height of any portion of a **building** exceed the horizontal distance between that portion of the **building** and the eastern most **lot line**.

(H) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot

penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None apply)

(93) Exception CR 93

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

Site Specific Provisions:

(A) the lands subject to this exception must comply with former City of North York by-law 8837; and

(B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None apply)

(94) Exception CR 94

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

Site Specific Provisions:

(A) **retail stores** and **personal service shops** are only permitted on the **first floor**;

(B) offices are only permitted on the second floor ; and

(C) only **dwelling units** are permitted above the second floor of the **building**;

(D) despite regulations top the contrary, an **eating establishment** and a grocery store is not permitted;

(E) the maximum **lot coverage** is 24;

(F) the Minimum **front yard** is 14.3 metres;

(G) the minimum **rear yard** is 7.5 metres;

(H) the minimum **side yard** is 10.9 metres

(I) the maximum **gross floor area** is:

(i) 19.2% of the **lot area** for commercial and office uses;

(ii) 205.8% of the **lot area** for residential uses;

(iii) 225% of the **lot area** for all uses;

(J) the maximum number of **dwelling units** is 64;

(K) the maximum **building** height is the lesser of 29.0 metres and 9 **storeys**;

(L) a minimum of 96 **parking spaces** are to be provided , of which a minimum of 66 must be located underground; and

(M) a below grade **structure** must be setback from a **lot line** a distance equal to the distance between the elevation of the lowest floor and the average elevation of the ground at the **front lot line**, but in no case more then the minimum **building setback** above ground; and

(N) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None apply)

(95) Exception CR 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) a minimum 1.5 metre wide **soft landscape** strip of land must be maintained along the entire length of the part of the **lot line** that abuts a **lot** in a Residential Zone category or residential apartment zone; and

(B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None apply)

(96) Exception CR 96

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

Site Specific Provisions:

(A) the lands described as **Lots** 150 and 151, according to Registered Plan 1706 may be used for the purpose of a **religious organization** known as the Congregation of the Most Holy Redeemer including living accommodation for the said institution, private offices and a magazine publishing office, if all other provisions of this By-law, as amended, are complied with.

Prevailing By-laws and Prevailing Sections:

(None apply)

(98) Exception CR 98

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(14) of North York Zoning By-law 7625.

(100) Exception CR 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) **Vehicle fuel station** is a permitted use provided the requirements of Regulation 40.10.20 are complied with.

Prevailing By-laws and Prevailing Sections:

(None apply)

(105) Exception CR 105

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(92) of North York Zoning By-law 7625.

(108) Exception CR 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) **Vehicle fuel station** is a permitted use provided the requirements of Regulation 40.10.20 are complied with.

Prevailing By-laws and Prevailing Sections:

(None apply)

(110) Exception CR 110

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29501.

(111) Exception CR 111

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** used for commercial purposes is 3.04 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(112) Exception CR 112

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(51) of North York Zoning By-law 7625.

(113) Exception CR 113

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30983.

(114) Exception CR 114

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 29167.

(115) Exception CR 115

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30982.

(116) Exception CR 116

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(55) of North York Zoning By-law 7625.

(118) Exception CR 118

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(16) of North York Zoning By-law 7625.

(119) Exception CR 119

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 30331.

(120) Exception CR 120

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

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) former City of North York by-law 24666.

(121) Exception CR 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) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

(D) Section 64.26(1) of North York Zoning By-law 7625.

Prevailing By-laws and Prevailing Sections:

(None apply)

(122) Exception CR 122

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(64), former City of North York Zoning By-law 7625.

(123) Exception CR 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) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** that contains only commercial uses is one **storey**;

(B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a

Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(124), former City of North York Zoning By-law 7625.

(125) Exception CR 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) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(116), former City of North York Zoning By-law 7625.

(126) Exception CR 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) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31415.

(127) Exception CR 127

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 1136, 18598, 18757, and 21779.

(130) Exception CR 130

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

Site Specific Provisions:

(A) For a **financial institution** use:

(i) The maximum **lot coverage** is 100% of the **lot area**; and

(ii) no minimum parking rate is required.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(131) Exception CR 131

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 13791.

(136) Exception CR 136

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(38), former North York Zoning By-law 7625.

(140) Exception CR 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) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit**, **financial institution**, business and professional offices, **personal service shop**, professional medical office, **retail store**, **retail service**, and **vehicle service shop**;

(B) **Dwelling unit** is not a permitted use on the first **storey**;

(C) **Vehicle service shop** is a permitted use provided it does not include muffler or tailpipe repair or replacement, parking and storage and display for sale, rental or lease of operable motor **vehicles**;

(D) The maximum **gross floor area** is 865 square metres.

(E) The minimum set back of any **structure** or **building** is:

(i) 14.8 metres from the **front lot line**;

(ii) 13.0 metres from the **rear lot line**;

(iii) 3.0 metres from the north **side lot line**; and

(iv) 6.0 metres from the south **side lot line**;

(F) No **loading space** is required;

(G) A **landscaped** strip 1.2 metres in width shall be provided along the entire west property line; and

(H) Despite (A), (B) and (E) above, the **detached house** existing on July 31, 1998 may only be used for **retail stores**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(149) Exception CR 149

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(40) of former North York Zoning By-law 7625.

(150) Exception CR 150

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27972.

(151) Exception CR 151

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30952, 31095.

(152) Exception CR 152

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30587.

(153) Exception CR 153

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 29896, 30943 and 32026.

(154) Exception CR 154

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(90), former North York Zoning By-law 7625.

(155) Exception CR 155

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(10), former North York Zoning By-law 7625.

(157) Exception CR 157

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: office, and **eating establishment**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(159) Exception CR 159

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(31) of North York Zoning By-law 7625.

(163) Exception CR 163

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29277.

(164) Exception CR 164

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30281 and 30267.

(165) Exception CR 165

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30267.

(166) Exception CR 166

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30267.

(167) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30267.

(168) Exception CR 168

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30267.

(169) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30267.

(170) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30398.

(171) Exception CR 171

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27211.

(172) Exception CR 172

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 27120 and 27733.

(173) Exception CR 173

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30555.

(186) Exception CR 186

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

Site Specific Provisions:

(A) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(82) of former North York Zoning By-law 7625.

(187) Exception CR 187

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(118) of former North York Zoning By-law 7625

(188) Exception CR 188

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

Site Specific Provisions:

(A) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(67) of North York Zoning By-law 7625.

(195) Exception CR 195

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(196) Exception CR 196

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(102) of former North York Zoning By-law 7625.

(197) Exception CR 197

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.26(5) of North York Zoning By-law 7625.

(201) Exception CR 201

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23457.

(202) Exception CR 202

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

Site Specific Provisions:

(A) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(B) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(C) former City of North York by-laws 21425, and 24694;

(203) Exception CR 203

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22926; and

(B) City of Toronto by-laws 422-2003, 518-2003, and 642-2008.

(204) Exception CR 204

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22926;

(B) City of Toronto by-laws 422-2003; and

(C) City of Toronto by-law 518-2003.

(205) Exception CR 205

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 30200;

(B) Former City of North York by-law 30205; and

(C) Section 64.24(5) of North York Zoning By-law 7625.

(206) Exception CR 206

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 10926.

(207) Exception CR 207

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(85), former North York Zoning By-law 7625

(209) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28482.

(210) Exception CR 210

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23394.

(211) Exception CR 211

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 518-2003;

(B) City of Toronto by-law 422-2003; and

(C) City of Toronto by-law 5-2005.

(212) Exception CR 212

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 199 of former City of Toronto By-law 438-86.

(C) Section 12(1) 445 of former City of Toronto By-law 438-86.

(D) Section 12(2) 335 of former City of Toronto By-law 438-86.

(E) Section 12(2) 336 of former City of Toronto By-law 438-86.

(213) Exception CR 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) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 64.24(2)of North York Zoning By-law 7625.

(214) Exception CR 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) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 11770.

(215) Exception CR 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) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** that contains only commercial uses is one **storey**;

(B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 8523.

(216) Exception CR 216

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

Prevailing By-laws and Prevailing Sections:

(A) Section 64.26(2), former City of North York Zoning By-law 7625.

(217) Exception CR 217

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29714.

(229) Exception CR 229

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(52), former City of North York Zoning By-law 7625.

(230) Exception CR 230

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 20976.

(231) Exception CR 231

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 17672;

(B) Former City of North York by-law 26034; and

(C) Former City of North York by-law 27089.

(232) Exception CR 232

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 15532;

(B) Former City of North York by-law 27479; and

(C) Former City of North York by-law 30128.

(233) Exception CR 233

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30867.

(234) Exception CR 234

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28559.

(235) Exception CR 235

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 29870; and

(B) Former City of North York by-law 27298.

(236) Exception CR 236

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26964;

(B) Former City of North York by-law 27194; and

(C) Former City of North York by-law 28561.

(238) Exception CR 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) On 45-75 Four Winds Drive, Section 64.24(12), former City of North York Zoning By-law 7625 prevails.

(239) Exception CR 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 64.24(4), former City of North York Zoning By-law 7625.

(240) Exception CR 240

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(121), former City of North York Zoning By-law 7625.

(241) Exception CR 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 64.23(54), former City of North York Zoning By-law 7625.

(244) Exception CR 244

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

Site Specific Provisions:

(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 19718.

(245) Exception CR 245

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(101), former City of North York Zoning By-law 7625.

(246) Exception CR 246

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29058; and

(B) Former City of North York by-law 29242.

(247) Exception CR 247

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25705.

(248) Exception CR 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) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28158; and

(B) Section 64.23(78), former City of North York Zoning By-law 7625.

(249) Exception CR 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) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29501;

(B) Section 64.25(6), former City of North York Zoning By-law 7625.

(251) Exception CR 251

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(53), City of North York Zoning By-law 7625.

(254) Exception CR 254

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.26(6), City of North York Zoning By-law 7625.

(256) Exception CR 256

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29032; and

(B) Former City of North York by-law 30206.

(257) Exception CR 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) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22588.

(258) Exception CR 258

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

Site Specific Provisions:

(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(29) of North York Zoning By-law 7625.

(259) Exception CR 259

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31610.

(260) Exception CR 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) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 18758;

(B) Former City of North York by-laws 18840; and

(C) Former City of North York by-laws 22866;

(263) Exception CR 263

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(77), former City of North York Zoning By-law 7625.

(267) Exception CR 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) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** is 167.64 metres above sea level and eight **storeys**.

Prevailing By-laws and Prevailing Sections:

(A) Section 64.25(8), former City of North York Zoning By-law 7625.

(268) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 8196; and

(B) Former City of North York by-law 9803.

(269) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30102.

(275) Exception CR 275

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 15421;

(B) Former City of North York by-laws 18828; and

(C) Former City of North York by-laws 22918.

(276) Exception CR 276

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 12915.

(277) Exception CR 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) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(A) Section 64.23(76), former City of North York Zoning By-law 7625.

(281) Exception CR 281

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** is 161.54 metres above sea level and eight **storeys**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(282) Exception CR 282

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

Site Specific Provisions:

(A) Despite regulations 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** is 200.15 metres above sea level and eight **storeys**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(284) Exception CR 284

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 829-2006; and

(B) Section 11.2.1(10), former City of York Zoning By-law 1-83; and

(C) Section 11.3.1(5)(a), former City of York Zoning By-law 1-83.

(285) Exception CR 285

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(187), former City of York Zoning By-law 1-83.

(286) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Sections 16(336), former City of York Zoning By-law 1-83; and

(B) Sections 16(390), former City of York Zoning By-law 1-83.

(293) Exception CR 293

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(188), former City of York Zoning By-law 1-83.

(294) Exception CR 294

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.1.3(b), former Town of Leaside Zoning By-law 1916.

(296) Exception CR 296

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) **Dwelling units** must comply with Section 7.2.1, former Town of Leaside Zoning By-law 1916.

(297) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.1.3(f), former Town of Leaside Zoning By-law 1916; and

(B) Sections 7.1.3(g), former Town of Leaside Zoning By-law 1916.

(298) Exception CR 298

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.2.4.1, former Town of Leaside Zoning By-law 1916.

(300) Exception CR 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) if on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the minimum **rear yard setback** is 12.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 7.3.4(a), former Town of Leaside Zoning By-law 1916.

(301) Exception CR 301

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.3.4(b), former Town of Leaside Zoning By-law 1916.

(303) Exception CR 303

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.24.1, former Borough of East York Zoning By-law 6752.

(304) Exception CR 304

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.24.2, former Borough of East York Zoning By-law 6752.

(306) Exception CR 306

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.3, former Borough of East York Zoning By-law 6752.

(312) Exception CR 312

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.B, former Borough of East York Zoning By-law 6752.

(313) Exception CR 313

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.13, former Borough of East York Zoning By-law 6752.

(314) Exception CR 314

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.17, former Borough of East York Zoning By-law 6752.

(315) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.19, former Borough of East York Zoning By-law 6752.

(316) Exception CR 316

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.22, former Borough of East York Zoning By-law 6752.

(318) Exception CR 318

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

Site Specific Provisions:

(A) Despite Article 40.10.20, a **vehicle fuel station**, **vehicle dealership**, **vehicle service shop** and **entertainment place of assembly** are not permitted uses;

(B) the maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts Sheppard Avenue East is of 16.5 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) the greater of 21.0 metres from the centre line of Finch Avenue East or 3.0 metres from a **lot line** abutting Finch Avenue East; and

(D) a minimum of 20 **parking spaces** are required for an **eating establishment**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(319) Exception CR 319

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) the greater of 16.5 metres from the centre line of Brimley Road or 3.0 metres from a **lot line** abutting Brimley Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(320) Exception CR 320

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts Sheppard Avenue East is the greater of 16.5 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(321) Exception CR 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) Despite Article 40.10.20, a **vehicle fuel station**, **vehicle dealership**, **vehicle service shop** and **entertainment place of assembly** are not permitted uses;

(B) the maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) 3.0 metres from the **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(322) Exception CR 322

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) 3.0 metres from the **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(323) Exception CR 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 maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(324) Exception CR 324

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

Site Specific Provisions:

A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery**, **financial institution**, business and professional office, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, fraternal organization, **recreation use**, **education use**, and **service shop**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:

(i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;

(ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue ;

(iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or

(iv) 3.0 metres from a **lot line** that abuts any other **street**;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(325) Exception CR 325

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is

the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 7 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(326) Exception CR 326

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Exception number 24 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(327) Exception CR 327

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(328) Exception CR 328

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 8 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails; and

(B) Exception number 9 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(329) Exception CR 329

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot**

line abutting Sheppard Avenue East; and

(ii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 8 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails; and

(B) Exception number 9 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(330) Exception CR 330

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(332) Exception CR 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 **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(C) the minimum **building setback** from the **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 3 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(333) Exception CR 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) Despite regulations to the contrary, the only use permitted is surface parking for a **funeral home**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres or:

(i) 16.5 metres, measured from the original centreline of the **street**, if the **lot line** abuts Midland Avenue or Brimley Road north of Sheppard Avenue;

(ii) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Road south of Sheppard Avenue;

(iii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts McCowan Road or Sheppard Avenue; or

(iv) 3.0 metres from a **lot line** that abuts any other **street**;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(334) Exception CR 334

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

Site Specific Provisions:

(A) Despite Article 40.10.20 the only permitted use is office;

(B) the maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(ii) 3.0 metres from the **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(336) Exception CR 336

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(ii) 3.0 metres from the **lot line** abutting any other **street**;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(342) Exception CR 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) Despite the land use permissions for this zone, the only permitted uses are:

(i) **club**;

(ii) **place of worship**;

(iii) **recreation use**;

(iv) **day nursery**;

(v) **vehicle fuel station**; and

(vi) **vehicle service shop**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(C) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 0.40 times the **lot area**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(343) Exception CR 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) Despite the land use permissions for this zone, the only permitted uses are:

(i) **place of worship**;

(ii) a **recreation use** that is a curling rink;

(iii) an **eating establishment** provided it is in combination with a curling rink;

(iv) **day nursery**;

(v) **retail store** provided only furniture is sold; and

(vi) **warehouse** provided it only involves the warehousing of furniture;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 0.40 times the **lot area**, except for a **recreation use** which is a curling rink and related uses which may exceed the permitted **gross floor area**; and

(D) **parking spaces** must be provided at a minimum rate of 3.22 **parking spaces** for each 100.0 square metres of **gross floor area** for **retail store** and **warehouse** uses.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 1366 of Performance Standard Chart – Schedule 'B' former City of Scarborough Zoning By-law 24982 prevails.

(345) Exception CR 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) Despite the land use permissions for this zone, only the following uses are permitted: **private home daycare**, **day nursery**, **financial institution**, office, **place of worship**, **personal service shop**, **retail store**, **eating establishment** and **take-out eating establishment**;

(B) **dwelling units** are permitted, provided:

(i) they are located in an **apartment building**;

(ii) the number of **dwelling units** does not exceed one **dwelling unit** per 32.2 square metres of **lot area**; and

(iii) a minimum of 5,472 square metres of non-residential uses are provided, including a minimum of 2,789 square metres of office uses;

(C) the **gross floor area** of all **buildings** must not exceed 3.5 times the **lot area**;

(D) the **gross floor area** of all non-residential uses, must not exceed 0.5 times the **lot area**;

(E) the minimum **building setback** is:

(i) 6.0 from a **rear lot line**;

(ii) 6.0 metres from a **side lot line**; and

(iii) 3.0 metres from a **lot line** that abuts a **street**; and

(F) **amenity space** must be provided as follows:

(i) a minimum of 3.0 square metres per **dwelling unit** in the form of indoor **amenity space**; and

(ii) a minimum of 700 square metres in the form of **landscaped** rooftop **amenity space**.

(G) a minimum of 825 **parking spaces** must be provided as follows:

(i) a minimum rate of 1.2 **parking spaces** for each **dwelling unit**;

(ii) a minimum rate of 7.7 **parking spaces** for each 100.0 square metres of **gross floor area** for **place of worship** uses;

(iii) a minimum rate of 1.5 **parking spaces** for each 100.0 square metres of **gross floor area** for **day nursery** uses;

(iv) a minimum rate of 10.7 **parking spaces** for each 100.0 square metres of **gross floor area** for **eating establishment** and **take-out eating establishment** uses;

(v) a minimum rate of 3.0 **parking spaces** for each 100.0 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard numbers 662 and 2350 of Performance Standard Chart – Schedule 'B' of former City of Scarborough Zoning By-law 24982 prevail.

(347) Exception CR 347

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

Site Specific Provisions:

(A) Despite the land use permissions for this zone, the following uses are not permitted: **financial institution**, **place of worship**, **eating establishment**, **take-out eating establishment**, and **private home daycare**;

(B) office, **retail store**, and **personal service shop** are permitted uses provided:

(i) a minimum of 240 **dwelling units** are provided;

(ii) the total **gross floor area** of all office uses must not exceed 750 square metres; and

(iii) the total **gross floor area** of all **retail store** and **personal service shop** uses must not exceed 1,300 square metres;

(C) the maximum number of **dwelling units** permitted is 243;

(D) the maximum permitted **building** height is 45.0 metres;

(E) the minimum **building setback** is 3.0 metres from a **lot line** that abuts a **street**;

(F) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply;

(G) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply; and

(H) **amenity space** must be provided as follows:

(i) a minimum of 2.8 square metres per **dwelling unit** in the form of indoor **amenity space**; and

(ii) a minimum of 8.0 square metres per **dwelling unit** in the form of outdoor **amenity space**.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard numbers 663, 2206, and 2368 of Performance Standard Chart – Schedule 'B', and Exception number 833 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 24982 prevail.

(357) Exception CR 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) Despite the land use permissions for this zone, the only permitted uses are:

(i) **financial institution**;

(ii) office;

(iii) **personal service shop**;

(iv) **place of worship**;

(v) **eating establishment**;

(vi) **take-out eating establishment**;

(vii) **recreation use**;

(viii) **retail store**;

(ix) **day nursery**;

(x) private home day care; and

(xi) **dwelling units** in an **apartment building**;

(B) the maximum number of **dwelling units** permitted is 252;

(C) the minimum **building setback** is:

(i) 3.0 from a **side lot line**; and

(ii) 3.0 metres from a **lot line** that abuts a **street**;

(D) parking for **dwelling units** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling units** of which:

(i) a minimum of 1.2 **parking spaces** per **dwelling unit** must be for residents; and

(ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 1635 of Performance Standard Chart – Schedule 'B', and Exception number 222 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 24982 prevail.

(358) Exception CR 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) Despite the land use permissions for this zone, the only permitted uses are:

(i) **financial institution**;

(ii) office;

(iii) **personal service shop**;

(iv) **place of worship**;
(v) **eating establishment**;
(vi) **take-out eating establishment**;
(vii) **recreation use**;
(viii) **retail store**;
(ix) **day nursery**;
(x) private home day care; and
(xi) **dwelling units** in an **apartment building**;

(B) the maximum number of **dwelling units** permitted is 252;

(C) the minimum **building setback** is:
(i) 3.0 from a **side lot line**; and
(ii) 3.0 metres from a **lot line** that abuts a **street**;

(D) parking for **dwelling units** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling units** of which:
(i) a minimum of 1.2 **parking spaces** per **dwelling unit** must be for residents; and
(ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 1635 of Performance Standard Chart – Schedule 'B' of former City of Scarborough Zoning By-law 24982 prevails.

(360) Exception CR 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) despite the land use permissions for this zone, the only permitted uses are **vehicle fuel station** and **retail store**;

(B) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(362) Exception CR 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:

(363) Exception CR 363

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is::
(i) 21.0 metres, measured from the centre line of the original road allowance if the **lot line** abuts Lawrence Avenue East; and
(ii) 16.5 metres if the **lot line** abuts Bellamy Road; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) a **place of worship** is permitted;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(364) Exception CR 364

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East;

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) a **place of worship** is permitted; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 39, of Scarborough By-law 9510.

(365) Exception CR 365

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is::

(i) 21.0 metres, measured from the centre line of the original road allowance if the **lot line** abuts Markham Road and Lawrence Avenue East; and

(ii) 16.5 metres if the **lot line** abuts Greencedar Circuit; and

(B) the minimum **building setback** from a **rear lot line** is 7.45 metres;

(C) the total **gross floor area**, minus the **gross floor area** of **basements** and enclosed malls and walkways used for common pedestrian access to adjoining stores or for **landscaping** purposes, must not exceed 24% of the area of the **lot**;

(D) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 39, of Scarborough By-law 9510.

(366) Exception CR 366

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Markham Road or Lawrence Avenue is the greater of 21.0 metres, from the original centre line of Markham Road or Lawrence Avenue, or 3.0 metres from a **lot line** abutting Markham Road or Lawrence Avenue; and

(ii) any other **street**, is 3.0 metres;

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**; and

(C) the minimum **building setback** from a **rear lot line** is 13.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(368) Exception CR 368

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Markham Road is the greater of 21.0 metres, from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road;

(ii) Greencrest Circuit is the greater of 16.5 metres, from the original centre line of Greencrest Circuit or 3.0 metres from a **lot line** abutting Greencrest Circuit;

(iii) any other **street**, is 3.0 metres; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(369) Exception CR 369

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Markham Road is the greater of 21.0 metres, from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(ii) any other **street**, is 3.0 metres;

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 19 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 9510 prevails.

(374) Exception CR 374

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area** is 0.56 times the area of the **lot**;

(B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres except that 15.5 metres of **main wall** can project 1.0 metres into the required setback from the **street lot line**;

(C) The maximum **building** height is 9.0 metres; and

(D) a minimum of 3 **parking spaces** are required for each 100.0 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12797 prevails.

(376) Exception CR 376

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including **basement** area is 0.22 times the area of the **lot**; and

(B) the minimum **building** set back from the original centre line of the **street** is 16.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(380) Exception CR 380

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(382) Exception CR 382

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the only use permitted in a **building** existing on the date of enactment of this By-law is office, provided it is not a medical or dental office.

Prevailing By-laws and Prevailing Sections:

(None apply)

(383) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) a **place of worship** is permitted; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 45, of Scarborough By-law 9510.

(384) Exception CR 384

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: **vehicle fuel station**, **ancillary eating establishment**, **ancillary retail store**, **ancillary vehicle washing establishment**, office, and **place of worship**;

(B) despite land use permissions for this zone, **ancillary amusement devices** are not permitted;

(C) the maximum permitted **gross floor area** cannot exceed 0.7 times the area of the **lot**;

(D) the maximum **building** height is 15.0 metres; and

(E) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(385) Exception CR 385

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted: **financial institution**, **day nursery**, library, office, **personal service shop**, **place of worship**, **retail store**, and **education use**;

(B) despite land use permissions for this zone, **ancillary amusement devices** are not permitted;

(C) the maximum permitted **gross floor area** cannot exceed 0.7 times the area of the **lot**;

(D) the total combined **gross floor area** of all **retail store**, **personal service shop**, **financial institutions**, and **day nursery** uses must not exceed the ratio of 1.0 square metres for every 1.5 square metres of **gross floor area** for office and educational uses; and

(E) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(386) Exception CR 386

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted provided that they comply with Chapter 150: **vehicle fuel station**, **vehicle service shop**, and **vehicle washing establishment**;

(B) **retail store** is also a permitted use, provided any single store does not exceed 185.0 square metres in **gross floor area**; and

(C) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(387) Exception CR 387

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(B) a minimum of 1.0 square metres of indoor **amenity space** must be provided for each residential

dwelling unit;

(C) **parking spaces** must be provided at a minimum rate of:

(i) 2.6 **parking spaces** for each 100.0 square metres of **gross floor area** for office uses;

(ii) 1.0 enclosed **parking spaces** for each **dwelling unit**;

(iii) 0.3 **parking spaces** for each **dwelling unit** for visitors; and

(iv) 1.0 **parking spaces** for each bedroom for a **hotel** use.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 9 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

(388) Exception CR 388

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Markham Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road; and

(ii) Brimorton Drive is 16.5 metres, measured from the centre line of the original road allowance of Brimorton Drive; and

(B) the **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(389) Exception CR 389

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Ellesmere Road is 21.0 metres, measured from the centre line of the original road allowance of Ellesmere Road; and

(B) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(390) Exception CR 390

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

Site Specific Provisions:

A) the minimum **building setback** from a **lot line** that abuts Markham Road or Ellesmere Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Ellesmere Road.

(B) for the purpose on calculating **parking space** requirements for this exception, the **interior floor area** comprised of storage rooms and washrooms located on mezzanine floors are not included in the **gross floor area** for calculation **parking space** requirements.

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

(C) the **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 14, of Scarborough By-law 9510.

(391) Exception CR 391

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham Road is 21 metres measured from the centre line of the original road allowance; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(392) Exception CR 392

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham Road or Ellesmere Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Ellesmere Road;

(B) the minimum **building setback** from the **rear lot line** is 3.0 metres;

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(393) Exception CR 393

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road;

(B) the minimum **building setback** from a **side lot line** is 4.0 metres;

(C) the minimum **building setback** from a **rear lot line** is 4.5 metres;

(D) the only uses permitted are:

(i) **Financial Institution**;

(ii) Office; and

(iii) **eating establishment**; and

(E) all parts of a below grade parking **structure** must be setback from a **lot line** that abuts a **street** the greater of:

(i) a distance equal to 1/2 the distance between the surface elevation of the lowest floor and the average elevation of grade along the **lot line** that abuts the **street**; and

(ii) 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(394) Exception CR 394

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the **interior floor area** of all **retail stores**, **personal service shops** and **financial institutions** must not exceed 0.25 time the **interior floor area** of all other uses

(C) in addition to (B) the **interior floor area** of all **eating establishments** must

(i) not exceed 280 square metres; and

(ii) be entirely located within 20.0 metres of the **front lot line** and 28.0 metres of the northerly **side lot line**.

(D) a recreational use is not permitted

Prevailing By-laws and Prevailing Sections:

(None Apply)

(395) Exception CR 395

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham Road is 21 metres measured

from the centre line of the original road allowance;

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) **parking space** must be provided at:

(i) a minimum rate of 2.3 **parking spaces** for each 100 square metres of **gross floor area**; and

(ii a maximum rate of 2.7 **parking spaces** for each 100 square metres of **gross floor area**; and

(D) The **gross floor area** of all uses:

(i) other than business and professional offices must not exceed 25% of the **lot area**;

(ii) all uses must not exceed 100% of the **lot area**; and

(iii) for the purpose of (i) and (ii) **gross floor area** does not include common interior public corridors and walkways; and

(E) The only uses permitted are:

(i) **Financial Institutions**;

(ii) Office other than medical;

(iii) **Personal Service Shop**;

(iv) Places of Entertainment;

(v) **Recreation Use**;

(vi) **Eating establishment**; and

(vii) **Retail Stores**, if no individual store exceed 1400 square metres in **interior floor area**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 72 and 73, of Scarborough By-law 9510.

(396) Exception CR 396

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) Only the following uses shall be permitted:

(i) **Funeral Home** with an **Ancillary** Residential Unit;

(ii) Fraternal Organizations;

(iii) Professional and Business Offices; and

(iv) **Day Nurseries**; and

(C) **parking spaces** for the **Funeral Home** and Uses related thereto must be provided at a minimum rate of 5.5 for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 43, of Scarborough By-law 10327.

(397) Exception CR 397

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham Road or Ellesmere Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Ellesmere Road;

(B) the minimum **building setback** from a **side lot line** is 3.0 metres;

(C) a **place of worship** is permitted provided:

(i) the **building setback** from a **side lot line** is a distance equal to at least 1/2 the height of the **building**; and

(ii) The **building** is setback at least 7.5 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(399) Exception CR 399

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(ii) Bellamy Road is 16.5 metres, measured from the centre line of the original road allowance of Bellamy Road; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(400) Exception CR 400

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(ii) Greenbrae Circuit is 16.5 metres, measured from the centre line of the original road allowance of Greenbrae Circuit; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) a **place of worship** is permitted;

(D) the following uses are not permitted:

(i) **eating establishment**;

(ii) **hotels** and motels; and

(iii) automotive uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(416) Exception CR 416

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.42 time s the area of the **lot**;

(B) the maximum number of **dwelling units** permitted is 100.0 units per hectare;

(C) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and

(D) the minimum required **parking spaces** is:

(i) 2.4 **parking spaces** per 100.0 square metres of office **gross floor area**;

(ii) 10.0 **parking spaces** per 100.0 square metres of **eating establishment gross floor area**; and

(iii) 1.25 **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(417) Exception CR 417

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.33 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a **lot line** abutting Ellesmere Road; and

(ii) 3.0 metres from the **lot line** abutting any other **street**;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) The maximum permitted **building** height is the lesser of 4.0 **storeys** or 13.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(421) Exception CR 421

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Markham Road or Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Markham Road and Lawrence Avenue East; and

(ii) any other **street** is 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(422) Exception CR 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 **lot line** that abuts Markham Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road;

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) a **vehicle repair shop** is permitted if:

(i) it is part of a **vehicle dealership**;

(ii) no immobilized or seriously damaged **vehicle** shall be stored beyond the confines of a wholly enclosed **building**; and

(iii) all auto body repair work shall be done within the confines of a wholly enclosed **building**; and

(D) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(424) Exception CR 424

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) a **place of worship** is permitted;

(C) **parking space** must be provided at a minimum rate of

(i) 10 **parking space** for each 100 square metres of interior floor are used for **eating establishment**, recreational use and place of entertainment; and

(ii) 2.6 **parking spaces** for each 100 square metres of interior floor are used for all other uses;

(D) if the total **gross floor area** of all uses exceeds 1356 square metres, then the **gross floor area** of all uses other than offices must not exceed 75% of the total built **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(425) Exception CR 425

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road; and

(B) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(426) Exception CR 426

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Markham road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road; and

(B) a **place of worship** is permitted;

(C) a **vehicle washing establishment** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(428) Exception CR 428

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Markham Road is 21.0 metres, measured from the centre line of the original road allowance of Markham Road; and

(ii) any other **street** is 3.0 metres; and

(B) a **place of worship** is permitted; and

(C) the **gross floor area** of all **buildings** must not be greater than 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(429) Exception CR 429

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 21.0 metres, measured from the centre line of the original road allowance if the **lot line** abuts Markham Road and Lawrence Avenue East; and

(ii) 16.5 metres if the **lot line** abuts Greenholm Circuit; and

(B) The **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 22% of the area of the **lot**;

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(431) Exception CR 431

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts

(i) Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(ii) Scarborough Golf Club Road is 16.5 metres, measured from the centre line of the original road allowance of Scarborough Golf Club Road; and

(B) the **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 33% of the area of the **lot**.

(C) the minimum **building setback** from a **rear lot line** is 7.5 m; and

(D) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(432) Exception CR 432

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Parking space** must be provided:

(I) in compliance with the **parking space** requirements of Chapter 200 of this by-law for banquet halls, places of entertainment, **places of worship**, and recreational uses; and

(ii) at a minimum rate of 2.4 for each 100 square metres of **gross floor area** for all other permitted uses; and

(C) only the following uses are permitted:

(i) **financial institutions**;

(ii) **day nurseries**;

(iii) **retail store**;

(iv) service retail;

(v) **entertainment place of assembly**, excluding a theatre;

(vi) **eating establishment**; and

(vii business and professional offices.

Prevailing By-laws and Prevailing Sections:

(None apply)

(433) Exception CR 433

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Parking space** must be provided at a minimum rate of 3 for each 100 square metres of **gross floor area**; and

(C) the only uses permitted are:

(i) Business and Professional Offices; and

(ii) a beauty salon if the **interior floor area** of the beauty salon does not exceed 18% of the **gross floor area** of the **building**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(434) Exception CR 434

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) the maximum **lot coverage** is 20%;

(C) the minimum **building setback** from a;

(i) **side lot line** is 3.0 metres;

(ii) **rear lot line** is 7.5 metres;

(C) the only use permitted is a **Funeral Home** (including the operator's residence on the second floor);

(D) **parking spaces** for the **funeral home** must be provided at a minimum rate of 10.75 **parking spaces** for each 100 square metres of ground floor area

Prevailing By-laws and Prevailing Sections:

(None Apply)

(435) Exception CR 435

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(a) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres

only Business and Professional Offices uses are permitted: and

(B) **parking spaces** must be provided for the Business and Professional Offices at a minimum rate of 3 for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(436) Exception CR 436

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) **Parking space** must be provided at a minimum rate of 3 for each 100 square metres of **gross floor area**; and

(C) the only use permitted is Business and Professional Offices.

Prevailing By-laws and Prevailing Sections:

(None apply)

(437) Exception CR 437

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) the minimum **building setback** from a **rear lot line** or **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **building** height must not exceed the lesser of two **storeys** and 7.0 metres;

(D) the minimum separation between **buildings** on the same **lot** is a distance equal to 1/2 the total height of the two **buildings**;

(E) the only use permitted is Professional and Medical Offices;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(438) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) the minimum **building setback** from a **rear lot line** or **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **building** height must not exceed the lesser of two **storeys** and 7.0 metres;

(D) the minimum separation between **buildings** on the same **lot** is a distance equal to 1/2 the total height of the two **buildings**;

(E) Only the following uses are permitted:

(i) office;

(ii) **financial institution**;

(iii) pharmacy;

(iv) **Art Galleries**, Book Stores;

(v) Travel Agency;

(vi) Dancing and Music Studio only for the purpose of teaching dancing and music..

Prevailing By-laws and Prevailing Sections

(439) Exception CR 439

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Lawrence Avenue East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Avenue East; and

(B) the minimum **building setback** from a **rear lot line** or **side lot line** that does not abut a **street** is a distance equal to 1/2 the height of the **building**;

(C) the maximum **building** height must not exceed the lesser of two **storeys** and 7.0 metres;

(D) the minimum separation between **buildings** on the same **lot** is a distance equal to 1/2 the total height of the two **buildings**;

(E) Only the following uses are permitted:

(i) office;

(ii) **financial institution**;

(iii) pharmacy;

(iv) **Art Galleries**, Book Stores;

(v) Travel Agency;

(vi) Dancing and Music Studio only for the purpose of teaching dancing and music.

(F) a **place of worship** is permitted if the **place of worship** does not cover more than 50% of the **lot area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(441) Exception CR 441

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 1.7 time s the area of the **lot**;

(B) the maximum **gross floor area** of all commercial use must not exceed 0.3 times the **gross floor area** of the **building**;

(C) the maximum **gross floor area** of all office use must not exceed 0.3 times the **gross floor area** of the **building**; and

(D) the maximum number of **dwelling units** permitted is the lesser of:

(i) 150.0 units per hectare; or

(ii) 25 units

Prevailing By-laws and Prevailing Sections:

(None Apply)

(442) Exception CR 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 maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the original centre line of the **street** or 3.0 metres from the **lot line** abutting a **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(443) Exception CR 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 maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a **lot line** abutting Lawrence Avenue East;

(ii) the greater of 16.5 metres from the original centre line of Brimley Road or 3.0 metres from a **lot line** abutting Brimley Road; and

(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(444) Exception CR 444

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a **lot line** abutting Lawrence Avenue East; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(445) Exception CR 445

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a **lot line** abutting Lawrence Avenue East;

(ii) the greater of 16.5 metres from the original centre line of McCowan Road or 3.0 metres from a **lot line** abutting McCowan Road; and

(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) the maximum **building** height is 11.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(447) Exception CR 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 maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.33 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a **lot line** abutting Lawrence Avenue East;

(ii) the greater of 16.5 metres from the original centre line of McCowan Road or 3.0 metres from a **lot line** abutting McCowan Road; and

(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(451) Exception CR 451

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and
  (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Road;

(B) the maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in a residential zone category must be used only for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(452) Exception CR 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 maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:
  (i) 33% of the **lot area**; or
  (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East;
  (ii) the greater of 16.5 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and
  (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road or St. Clair Avenue East; and

(C) a side or **rear lot line** that abuts an RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(453) Exception CR 453

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East;
  (ii) the greater of 16.5 metres from the centre line of Birchmount Road, or 3.0 metres from a **lot line** abutting Birchmount Road; and
  (iii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Road or St. Clair Avenue East; and

(B) the maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in a residential zone category must be used only for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(454) Exception CR 454

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East;

(ii) the greater of 16.5 metres from the centre line of Kennedy Road and Danforth Road, or 3.0 metres from a **lot line** abutting Kennedy Road or Danforth Road; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road Danforth Road, or St. Clair Avenue East.

Prevailing By-laws and Prevailing Sections:

(None apply)

(455) Exception CR 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) **dwelling units** are permitted provided:

(i) they are located in a **mixed use building**; and

(ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**;

(B) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East; and

(ii) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road;

Prevailing By-laws and Prevailing Sections:

(None apply

(456) Exception CR 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) despite land use permissions for this zone, only the following uses are permitted: library, **art gallery**, **funeral home**, **place of worship**, **recreation use**, **financial institution**, and office provided it is a professional or business office;

(B) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Kennedy Road and Danforth Road, or 3.0 metres from a **lot line** abutting Kennedy Road and Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road or Danforth Road; and

(D) a side or **rear lot line** that abuts an RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(457) Exception CR 457

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

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Road;

(B) the maximum **gross floor area** of all **buildings** must not exceed 40% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in a residential zone category must be used only for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(458) Exception CR 458

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Kennedy Road and Danforth Road, or 3.0 metres from a **lot line** abutting Kennedy Road and Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road or Danforth Road; and

(C) a side or **rear lot line** that abuts an RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(459) Exception CR 459

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

Site Specific Provisions:

(A) despite land use permissions for this zone, a maximum of two **dwelling units** are permitted provided:

(i) they are located in a **mixed use building**; and

(ii) they are located on or above the second **storey**;

(B) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Road;

(D) a side or **rear lot line** that abuts an RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**; and

(E) **parking spaces** must be provided at a minimum rate of:

(i) 1 **parking space** per **dwelling unit**;

(ii) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;

(iii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;

(iv) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(v) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**; and

(vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(460) Exception CR 460

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than St. Clair Avenue East; and

(B) the maximum **gross floor area** of all **buildings** must not exceed 40% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in a residential zone category must be used only for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(461) Exception CR 461

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, a **place of worship** is a permitted use in provided:

(i) it is located in the commercial shopping centre that existed on the date of enactment of this By-law; and

(ii) it complies with the specific use regulations in Section 150.50;

(B) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 22% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Birchmount Road and Danforth Road, or 3.0 metres from a **lot line** abutting Birchmount Road and Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Road or Danforth Road; and

(D) a side or **rear lot line** that abuts an RS zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(462) Exception CR 462

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the centre line of Danforth Road and Birchmount Road, or 3.0 metres from a **lot line** abutting Danforth Road or Birchmount Road;

(B) the maximum **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and

(C) a minimum 1.5 metre wide strip of land along the entire portion of a **lot line** that abuts a **lot** in a residential zone category must be used only for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(463) Exception CR 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:

(i) the greater of 16.5 metres from the centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and

(ii) the minimum **building setback** from a **lot line** abutting any **street** other than Danforth Road is the greater of 16.5 metres from the centre line of the original road allowance and 3.0 metres; and

(B) the maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements**, must not exceed 35% of the area of the **lot**;

(C) **Ancillary open storage** shall be provided within a screened and fenced area having a maximum area of 12 m2. **Ancillary open storage** is prohibited in a **street yard**;

(D) a maximum of 4 **dwelling unit** are permitted if all the **dwelling units** are located above commercial uses on the first **storey**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(464) Exception CR 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) despite land use permissions for this zone, only the following uses are permitted: **retail store**, **personal service shop**, **financial institution**, office provided it is a business or professional office, and **dwelling unit**;

(B) a **dwelling unit** is a permitted use provided it is located in a **duplex**, **fourplex**, **detached house**, semi-detached, or **townhouse**;

(C) The maximum permitted **gross floor area**, not including the area of any **basements** in **residential buildings**, is the greater of:

(i) 70% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) the minimum **building setback** from a **lot line** that abuts Danforth Road is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception number 3 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9174 prevails.

(465) Exception CR 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 maximum **gross floor area** of all **buildings** excluding the **basement** area is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Guildwood Parkway or 3.0 metres from a **lot line** abutting Guildwood Parkway; and

(ii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(466) Exception CR 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) Despite land use permissions for this zone, **place of worship** is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) The maximum permitted **gross floor area**, not including the area of any **basements**, is 0.33 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Guildwood Parkway, or 3.0 metres from a **lot line** abutting Guildwood Parkway; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Guildwood Parkway; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(467) Exception CR 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 maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.22 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) the greater of 18.0 metres from the original centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East;

(iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or St. Clair Avenue East.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(468) Exception CR 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 maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.22 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue; and

(C) **amusement devices** are not permitted, except for **premises** where liquor is **lawfully** sold, provided such **premises** are not licensed as a dining room or dining lounge under the Liquor Licence Act, and must comply with Section 150.58.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(469) Exception CR 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) Despite Article 40.10.20, the only permitted uses are: **vehicle fuel station**, and **vehicle repair shop**, subject to Sections 150.92 and 150.94;

(B) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.22 times the area of the **lot**; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(470) Exception CR 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 maximum permitted **gross floor area**, excluding mezzanine storage areas, public walkways and malls, is 2254 square metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(471) Exception CR 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:

(i) 3.0 metres from a **lot line** abutting Victoria Park Avenue, Eglinton Avenue East, Eglinton Square and Pharmacy Avenue; and

(ii) 9.0 metres from a **lot line** abutting any other **street** not listed in (i);

(B) the maximum permitted **gross floor area**, not include the area of any of the following: enclosed walkways utilized only for walkway access purposes to adjoining stores or for **landscaping** purposes, mezzanine storage rooms, loading docks, public washrooms accessible from the public walkway system, and the walkways providing access to utility rooms and loading docks, is 51,100 square metres;

(C) the maximum height of an above ground parking **structure** is 20.0 metres; and

(D) **parking spaces** are to be provided at the rate of:

(i) a minimum of 4.3 **parking spaces** per 100 square metres of **gross floor area** for the first 31,870 square metres of **gross floor area** on the **lot**; and

(ii) a minimum of 5.7 **parking spaces** per 100 square metres of **gross floor area** for **gross floor area** in excess of 31,870 square metres on the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(472) Exception CR 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 maximum permitted **gross floor area** is 0.25 times the area of the **lot**, excluding any floor area used for parking;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from the **lot line** abutting Pharmacy Avenue;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(473) Exception CR 473

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 18.0 metres from the centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue; and

(B) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(474) Exception CR 474

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the only permitted use is a telephone switching centre;

(B) The minimum set back of any **structure** or **building** is 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(475) Exception CR 475

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and

(B)) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) the greater of 18.0 metres from the original centre line of St. Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East;

(iii) 3.0 metres from a **lot line** abutting Pitt Avenue.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(476) Exception CR 476

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.33 times the area of the **lot**; and

(B)) the minimum **building setback** from a **lot line** that abuts is the greater of 16.5 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(478) Exception CR 478

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **side lot line** and a **rear lot line** is 7.5 metres; and

(C) the maximum **gross floor area** of all **buildings** must not exceed 22% of the area of the **lot**;

(D) The entire easterly 1.5 metres of the **lot** is to be used for **soft landscaping** purposes only;

(E) On Registered Plan M-832, a split level dwelling shall be considered as a one-**storey** dwelling; and

(F) On Registered Plan M-832, in order that it shall be clearly established when a dwelling is erected that an attached garage may or may not be erected in the future, the following restrictions shall apply:

(i) any dwelling erected without provision for a garage or carport incorporated in the construction of the main dwelling, shall be erected with the main side wall on the **driveway** side of the house at

least 4.5 metres from the **side lot line**;

(ii) the above restriction in F(i) shall not apply if the dwelling is erected with a part of the main side wall on the **driveway** side of the house not more than 3.2 m from the **side lot line** on the **driveway** side of the house; and

(iii) a **driveway** must be at least 2.4 metres in width.

Prevailing By-laws and Prevailing Sections:

(None apply)

(479) Exception CR 479

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(B) the minimum **building setback** from a **lot line** that abuts Brimley Road is the greater of 16.5 metres, from the centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(480) Exception CR 480

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

Site Specific Provisions:

(A) The maximum permitted floor space index is 1.2; and

(B) the maximum height of a **building** or **structure** is the greater of 8 **storeys** or 27 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(481) Exception CR 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 maximum permitted floor space index is 1.2;

(B) the maximum **gross floor area** for **education use** is 372.0 square metres;

(C) the maximum height of a **building** or **structure** is the greater of 8 **storeys** or 27.0 metres; and

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply; and

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(482) Exception CR 482

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area** is 3700.0 square metres.

(B) the maximum permitted **gross floor area** for a second floor is 0.15 times the **gross floor area** of the **first floor**;

(C) uses on the second floor not exceeding a **gross floor area** of 280.0 square metres are not included

in the calculations for **parking space** requirements;

(D) the minimum **building setback** from a **lot line** abutting a **street** is

(i) 3.0 metres for an above ground **structure**; and

(ii) 0.0 metres for a below ground **structure**; and

(E) the minimum **building setback** from the north **lot line** is;

(i) 7.5 metres for an above ground **structure**; and

(ii) 0.0 metres for a below ground **structure**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 35 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(483) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted: **vehicle fuel station**, **vehicle repair shop**, **financial institution**, office, **personal service shop**, **retail store**, **artist studio** and **performing arts studio**;

(B) a library is a permitted use provided it does not exceed a **gross floor area** of 1.2 times the area of the **lot**, excluding all accessory storage and internal mall walkways;

(C) the maximum permitted **gross floor area** is 1.93 times the area of the **lot**;

(D) **Retail store** use must not exceed .08 times the total **building gross floor area**;

(E) minimum of 5.0 **parking spaces** is required per 100.0 square metres of **gross floor area** for **retail store** and **personal service shop** use;

(F) for the purpose of calculating parking requirements, the **gross floor area** of main floor public lobbies and main floor public walkways will be excluded.

(G) the maximum permitted height is 35.0 metres; and

(H) the erection or use of **buildings** or **structures** shall be prohibited until the following services are available: Municipal water, storm and sanitary sewers.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 35 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(484) Exception CR 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 maximum permitted **gross floor area** is 0.34 times the area of the **lot**;

(B) despite (A) the maximum permitted **gross floor area** for a library is 1.2 times the area of the **lot**, excluding all accessory storage and internal mall walkways;

(C) the maximum permitted **gross floor area** for retail use is 29,450.0 square metres;

(D) the following **gross floor area** is not included in the calculations for **parking space** requirements: enclosed pedestrian walkways, main floor public lobbies and area used for truck access;

(D) the minimum **parking space** rate for retail use is 5.0 **parking spaces** per 100.0 square metres of **gross floor area**;

(E) the maximum permitted height is 20.0 metres; and

(F) the erection or use of **buildings** or **structures** shall be prohibited until the following services are available: Municipal water, storm and sanitary sewers.

Prevailing By-laws and Prevailing Sections:

(None apply)

(485) Exception CR 485

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding internal walkways and storage areas for

occupants is 1.0 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and

(C) **parking spaces** must be provided as follows:

(i) a minimum of 2.6 **parking spaces** per 100.0 square metres of **gross floor area** for office use;

(ii) a minimum of 10.0 **parking spaces** per 100 square metres of **gross floor area** for **eating establishments** and take out **eating establishments**; and

(iii) a minimum of 1.3 **parking spaces** per **dwelling unit** provided as 1.0 1.0 enclosed **parking space** per **dwelling unit** for residential use and 0.3 **parking spaces** per **dwelling unit** for visitor use.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 22 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(486) Exception CR 486

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

Site Specific Provisions:

(A) Despite Article 40.10.20 only the following uses are permitted: **retail store**, **vehicle fuel station**, and **vehicle service shop**;

(B) despite (A) above, a **vehicle washing establishment** is also a permitted use, provided:

(i) it is mechanical; and

(ii) the minimum number of **vehicle** stacking spaces leading to the entrance is 10;

(C) the maximum permitted **gross floor area**, not including the areas used for storage and enclosed malls used for walkway purposes, is 0.4 times the area of the **lot**;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(E) the minimum **building setback** from a **side lot line** is 4.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(487) Exception CR 487

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area** for office use is 13,955.0 square metres;

(B) the maximum permitted collective **gross floor area** for **retail store**, **eating establishment**, **financial institution**, **personal service shop**, **day nursery** and recreational uses is 2322.0 square metres;

(C) the maximum number of **dwelling units** is 357;

(D) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(E) the maximum permitted **building** height is:

(i) the greater of 12.0 **storey** or 37.0 metres for a **building** or **structure** within 30.0 metres of Markham Road; and

(ii) the greater of 18 **storeys** or 55.0 metres for the rest of the **lot**; and

(F) a minimum 1.0 square metre of enclosed recreation floor space is required for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(A) Performance standard number 517 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 14402 prevails; and

(B) Exception number 4 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 14402 prevails.

(489) Exception CR 489

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres

from a **lot line** abutting Victoria Park Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue;

(iii) 7.5 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(490) Exception CR 490

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue and Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Victoria Park Avenue and Sheppard Avenue East;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or Sheppard Avenue East; and

(B) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(492) Exception CR 492

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

Site Specific Provisions:

(A) Despite land use permissions for this zone, **place of worship** is only permitted provided:

(i) the **gross floor area** of the **first floor** does not exceed 40% of the area of the **lot**; and

(ii) that it complies with the specific use regulations in Section 150.50.

(B) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Warden Avenue and Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Warden Avenue and Sheppard Avenue East;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Warden Avenue or Sheppard Avenue East; and

(iii) 7.5 metres from a **side lot line** abutting a **lot** in a Residential Zone category; and

(C) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(493) Exception CR 493

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **day nursery**, **financial institution**, **personal service shop**, **retail store**, **retail service**, **entertainment place of assembly**, **place of assembly**, **sports place of assembly**, and **recreation use** are only permitted provided:

(i) that for every 1.0 square metre of **gross floor area** of these uses, 2.0 square metres of office use is provided; and

(ii) these uses are located on the **first floor** only;

(B) despite land use permissions for this zone, the following uses are not permitted: **eating establishment**, **take-out eating establishment**, and **ancillary amusement devices**;

(C) the minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Warden Avenue, or 3.0 metres from a **lot line** abutting Warden Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Warden Avenue;

(D) parking must be provided at the following rate:

(i) for **entertainment place of assembly**, **sports place of assembly**, and **recreation use**, in compliance with the requirements of Chapter 200; and

(ii) a minimum of 2.7 **parking spaces** per 100 square metres of **gross floor area** for all other uses; and

(E) the maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(494) Exception CR 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 set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Warden Avenue and Sheppard Avenue East, or 3.0 metres from a **lot line** abutting Warden Avenue and Sheppard Avenue East;

(ii) 7.5 metres from the **rear lot line**; and

(iii) 7.5 metres from a **side lot line** abutting a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(A) exception number 21 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10717 prevails.

(495) Exception CR 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) in addition to the land use permissions for this zone, senior day care centres are a permitted use;

(B) despite land use permissions for this zone, **education use**, **entertainment place of assembly** use and **recreation use** are not permitted uses;

(C) office uses are permitted provided:

(i) the maximum **gross floor area** of all office uses cannot exceed 1465 square metres; and

(ii) the use is only located within 35 metres of the McNicoll Avenue street line;

(D) the maximum number of **dwelling units** permitted on the **lot** is 585;

(E) a minimum of 1.0 square metre of indoor **amenity space** must be provided per **dwelling unit**;

(F) the maximum **building** height, excluding rooftop mechanical rooms and equipment is:

(i) 15 **storeys** within 35 metres from the Kennedy Road street line and within 55 metres from the McNicoll Avenue street line; and

(ii) 11 **storeys** beyond 35 metres and within 60 metres from the Kennedy Road street line and within 55 metres from the McNicoll Avenue street line;

(iii) 12 **storeys** within 35 metres of the remainder of the Kennedy Road street line; and

(iv) 5 **storeys** on the remaining lands;

(G) a minimum of 1.4 **parking spaces** per **dwelling unit** are required on the following basis:

(i) 1.0 **parking spaces** per **dwelling unit** to be provided for residential parking;

(ii) 0.2 **parking spaces** per **dwelling unit** to be provided for residential convenience parking; and

(iii) 0.2 **parking spaces** per **dwelling unit** to be provided for visitor parking; and

(H) a minimum of 3 **parking spaces** per 100 square metres of **gross floor area** for a senior day care centre use is required.

Prevailing By-laws and Prevailing Sections:

(None apply)

(496) Exception CR 496

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, minus the **gross floor area** of enclosed malls used for walkway purposes, is 0.25 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Bamburgh Circle and 3.0 metres from a **lot line** abutting Bamburgh Circle;

(ii) the greater of 21.0 metres from the original centre line of Warden Avenue and 3.0 metres from a **lot line** abutting Warden Avenue;

(iii) 3.0 metres from a **lot line** abutting any **street** other than Warden Avenue or Bamburgh Circle;

(C) the minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres; and

(D) below-grade **structures** must be set back from any **lot line** that abuts a **street** a minimum distance equivalent to its full depth measured from its floor to the grade at the **street** line, but not less than 3 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(498) Exception CR 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) **Eating establishment** and **take-out eating establishments** must be set back a minimum of 85.0 metres from the **lot line** that abuts McNicoll Avenue;

(B) the total maximum permitted **gross floor area** of all **retail stores**, **financial institutions**, **eating establishments**, **take-out eating establishments** and **personal service shops** cannot exceed 1715 square metres;

(C) the total maximum permitted **gross floor area** of all **take-out eating establishments**, except bakeries and delicatessens without seating facilities, cannot exceed 465 square metres;

(D) the maximum permitted **gross floor area** of any individual **retail store**, **personal service shop**, **eating establishment**, or **take-out eating establishment** cannot exceed 300 square metres;

(E) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(F) a minimum of 155 **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections:

(A) exception number 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 17677 prevails.

(499) Exception CR 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) Despite the maximum floor space index value associated with the letter 'c', the **gross floor area** of all office uses combined may exceed 0.25 times the **lot area**, up to a maximum of 0.5 times the **lot area**;

(B) The minimum set back from a **lot line** that abuts a **street** to is 3.0 metres; and

(C) **parking spaces** must be provided at the minimum rate of:

(i) 2.4 **parking spaces** per 100 square metres of **gross floor area** for office uses;

(ii) 7.7 **parking spaces** per 100 square metres of **gross floor area** for **place of worship** uses;

(iii) 12 **parking spaces** per 100 square metres of **gross floor area** for **entertainment place of assembly** uses;

(iv) 5 **parking spaces** per 100 square metres of **gross floor area** for **recreation uses** and **sports place of assembly** uses;

(v) 10.7 **parking spaces** for **eating establishment** and **take-out eating establishment** uses; and

(vi) a minimum of 3.2 **parking spaces** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(500) Exception CR 500

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

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road; and

(ii) the greater of 18.0 metres from the centre line of St.Clair Avenue East, or 3.0 metres from a **lot line** abutting St. Clair Avenue East.

Prevailing By-laws and Prevailing Sections:

(None apply)

(501) Exception CR 501

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road;

(ii) St. Clair Avenue is the greater of 16.5 metres, from the centre line of St. Clair Avenue, or 3.0 metres from a **lot line** abutting St. Clair Avenue; and

(iii) any other **street**, 3.0 metres; and

(B) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(502) Exception CR 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 **building setback** from a **lot line** that abuts:

(i) St. Clair Avenue is the greater of 18.0 metres, from the centre line of St. Clair Avenue, or 3.0 metres from a **lot line** abutting St. Clair Avenue; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(503) Exception CR 503

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Road; and

(C) the minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(504) Exception CR 504

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(C) an attached or detached garage may be located a minimum of 0.3 metres from a **side lot line**; and

(D) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(505) Exception CR 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 **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(506) Exception CR 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) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 3.0 metres; and

(C) the maximum **gross floor area** of all **building** excluding **basement** must not exceed 40% of the area of the **lot**;

(D) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(507) Exception CR 507

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 3.0 metres; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(508) Exception CR 508

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 3.0 metres;

(C) a minimum 3.0 metre wide strip of lands must be located along the entire portion of a **lot line** that abuts a **lot** in the residential zone category and it must be only used for **soft landscaping**; and

(D) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(509) Exception CR 509

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None apply)

(510) Exception CR 510

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

Site Specific Provisions:

(A) the minimum **building setback** from a **front lot line** that abuts:

(i) Kingston Road is the greater of 21.0 metres, from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) any other **street**, 3.0 metres; and

(B) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

Prevailing By-laws and Prevailing Sections:

(None apply)

(511) Exception CR 511

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum **building setback** from a **side lot line** is 0.9 metres;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(D) the maximum number of **dwelling units** permitted is 2;

(E) a **vehicle fuel station** and a **vehicle** service station are not permitted; and

(F) an attached or detached garage may be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(512) Exception CR 512

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

Site Specific Provisions:

(A) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and

(B) the minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(513) Exception CR 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) despite land use permissions for this zone, one **dwelling unit** is permitted on part of **Lot** 15, Plan M-475 and part of **Lot** 1, Plan 2347 if:

(i) it is located in a **mixed use building**;

(ii) it is located on or above the second **storey**; and

(iii) it is located in a **building** that **lawfully** existed on the date of enactment of this By-law;

(B) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 70% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(514) Exception CR 514

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **vehicle fuel stations**, and **vehicle service shops** are not permitted uses;

(B) despite land use permissions for this zone, a **dwelling unit** is a permitted use provided:

(i) the maximum number of **dwelling units** permitted is seven;

(ii) all **dwelling units** are located in a **mixed use building**; and

(iii) all **dwelling units** are located on or above the second **storey**; and

(C) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 70% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(D) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(515) Exception CR 515

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted;

(B) despite land use permissions for this zone, the only uses permitted are: office, **financial institution**, **retail store**, **retail service**, **education use**, **personal service shop**, **eating establishment**, and

take-out eating establishment;

(C) an office is permitted if it is a professional, business or administrative office;

(D) The total **gross floor area** for office uses is the greater of:

(i) 100% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(E) the total **gross floor area** for all permitted uses other than office, cannot exceed 10% of the total **gross floor area** built on a **lot**;

(F) despite (E) above, a total of 350 square metres of **gross floor area** for permitted uses other than office may be built before any office uses are built;

(G) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(H) **parking spaces** must be provided at a minimum rate of:

(i) 10.8 **parking spaces** per 100 square metres of **gross floor area** for an **eating establishment** use; and

(ii) 2.4 **parking spaces** per 100 square metres of **gross floor area** for all other uses; and

(I) despite 200.5.1.10, if on the date of enactment of this By-law, a **lawfully** erected **building** complied with the applicable former zoning by-law for minimum **parking space** dimensions, which are less than what is required by this By-law, then the minimum **parking space** dimensions are those which **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(516) Exception CR 516

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(C) the maximum combined **gross floor area** for all **recreation use**, **personal service shop**, **eating establishment**, **financial institution**, and retail uses is 2000.0 square metres;

(D) the maximum combined **gross floor area** for an **eating establishment** and **take-out eating establishment** is 330.0 square metres;

(E) the minimum **building setback** from a **side yard lot line** is 3.0 metres;

(F) the minimum **building setback** from a **rear yard lot line** is 14.0 metres; and

(G) the maximum height of a **building** or **structure** on the **lot** is 16.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10076 prevails.

(532) Exception CR 532

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.22 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) a **lot line** that abuts a Residential Zone category must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(533) Exception CR 533

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue is the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) a **lot line** that abuts an RD zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(534) Exception CR 534

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a Eglinton Avenue is the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) a **lot line** that abuts an RD, or RA zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(A) Exception numbers 2, and 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevail.

(536) Exception CR 536

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.33 time the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) a **lot line** that abuts an RA zone must have a minimum 1.5 metre wide strip of **landscaping** along the entire length of the abutting **lot line**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 16 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(537) Exception CR 537

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.6 times the area of **lot**;

(B) despite (A) above, the maximum permitted **gross floor area** for any one **storey** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(E) a minimum 1.5 metre wide strip of **landscaping** is required along an entire **lot line** abutting an RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 11 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9089 prevails.

(538) Exception CR 538

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.6 times the area of the **lot**;

(B) the maximum **gross floor area** for a **storey** cannot exceed 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a Eglinton Avenue East is the greater of 23.0 metres from the original centre line, or 5.0 metres from a **lot line** abutting Eglinton Avenue East;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(E) a minimum 1.5 metre wide strip of **landscaping** must provided along a **lot line** abutting a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(539) Exception CR 539

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding all **basement** area, is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(540) Exception CR 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 maximum permitted **gross floor area**, excluding all **basement** area, is 0.33 time the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Birchmount Road, or 3.0 metres from a **lot line** abutting Birchmount Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Road; and

(C) a minimum 1.5 metre wide strip of **landscaping** is required abutting a **lot line** that abuts an RS or RA zone.

Prevailing By-laws and Prevailing Sections:

(None apply)

(541) Exception CR 541

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

Prevailing By-laws and Prevailing Sections:

(A) Despite Article 40.10.20, only the following uses are permitted: office, **place of worship**, and **club**;

(B) the maximum permitted **gross floor area**, excluding all **basement** area is 0. 4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts Birchmount Road is 16.5 metres; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(542) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted: office, **place of worship**, and **club**;

(B) the maximum permitted **gross floor area**, excluding all **basement** area, is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts Birchmount Road is 16.5 metres;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(E) Despite Clause 40.10.50.10, **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(543) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted: office, **place of worship**, and **club**;

(B) the maximum permitted **gross floor area**, excluding all **basement** area, is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts Birchmount Road is 16.5 metres; and

(D) despite Clause 40.10.50.10, **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(544) Exception CR 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) Despite the land use permissions for this zone, only the following uses, subject to Chapter 150 conditions, are permitted: **day nursery**, **financial institution**, office, and **education use**;

(B) **ancillary amusement devices** are not a permitted use;

(C) the maximum permitted **gross floor area**, not including the area used for interior walkways, cannot exceed 0.85 times the area of the **lot**;

(D) the maximum **gross floor area** for all permitted uses other than office and **education use**, not including the area used for interior walkways, cannot exceed 0.2 times the area of the **lot**;

(E) the maximum **building** height, measured from the **average grade** to the top of the **building**, but not including mechanical equipment, is 17.0 metres;

(F) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the original centre line of Finch Avenue East, or 3.0 metres from the **lot line** abutting Finch Avenue East; and

(ii) 16.5 metres from the original centre line of Bridletowne Circle, or 3.0 metres from the **lot line** abutting Bridletowne Circle;

and

(G) a minimum of 3.0 **parking spaces** is required for each 100.0 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(545) Exception CR 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) Despite land use permissions for the zone, only the following uses are permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **retail store**;

(B) the maximum permitted **gross floor area**, not including the area used for interior walkways, cannot exceed 0.4 the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the original centre line of Finch Avenue East, or 3.0 metres from the **lot line** abutting Finch Avenue East;

(ii) 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from the **lot line** abutting Victoria Park Avenue; and

(iii) 3.0 metres from the **lot line** abutting Hepscott Terrace;

(D) the minimum **building setback** from a **lot line** abutting a residential detached (RD) zone or a residential semi-detached (RS) zone is 7.5 metres; and

(E) the follow **vehicle** stacking requirements must be provided on the **lot** for a **vehicle washing establishment**:

(i) a minimum of 10 **vehicle** stacking spaces arranged in a single line leading to the entrance of the washing bay; and

(ii) the minimum **vehicle** stacking space dimension is 2.4 metres in width by 6.0;

Prevailing By-laws and Prevailing Sections:

(None apply)

(546) Exception CR 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) a **place of worship** is a permitted use provided that;

(i) the minimum **building setback** from a **side lot line** is 0.5 times the height of the **building**;

(ii) the minimum setback from another **building** is 1.0 the height of the **building**; and

(iii) the minimum **building setback** from a **side lot line** abutting a **street** is 12.0 metres;

(B) the maximum permitted **gross floor area** will not exceed 0.4 the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from the **lot line** abutting Victoria Park Avenue;

(ii) 21.0 metres from the centre line of original Sheppard Avenue East, or 3.0 metres from the **lot line** abutting Victoria Park Avenue; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 19 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(548) Exception CR 548

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

Site Specific Provisions

(A) Despite Article 40.10.20, only a **vehicle fuel station** is permitted;

(B) the maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Victoria Park Avenue or 3.0 metres from a **lot line** abutting Victoria Park Avenue; and

(ii) the greater of 21.0 metres from the original centre line of Finch Avenue East or 3.0 metres from a **lot line** abutting Finch Avenue East;

(D) the minimum **building setback** from a **side lot line** and **rear lot line** is 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(549) Exception CR 549

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

Site Specific Provisions:

(A) The maximum **gross floor area** for each unit must not exceed 930 square metres;

(B) a minimum of 3 **parking spaces** must be provided each 100 square metres of **gross floor area** used for **education use**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the original centre line of Finch Avenue East; or

(ii) 3.0 metres from a **lot line** abutting Finch Avenue East; and

(D) the minimum **building setback** from a **side lot line** and **rear lot line** is 9.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 59 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(550) Exception CR 550

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

Site Specific Provisions:

(A) Despite Article 40.10.20, the following uses are not permitted: **amusement arcade**, **entertainment place of assembly**, **sports place of assembly**, recreational use, and **education use**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(D) the minimum **building setback** from a **lot line** abutting a **street** is 3 metres;

(E) the maximum permitted **building** height, not including mechanical equipment is 9.0 metres;

(F) a minimum of 10.7 **parking spaces** must be provided each 100 square metres of **gross floor area** used for restaurant use must be provided;

(G) a minimum of 3 **parking spaces** must be provided for each 100 square metres of **gross floor area** for all other uses;

(H) the **gross floor area** of all permitted uses, minus the **gross floor area** of offices, **Day Nurseries** facilities, and enclosed malls used for walkway purposes, shall not exceed 40% of the following:

Total built **gross floor area**, minus the **gross floor area** of all enclosed malls used for walkway purposes.

Prevailing By-laws and Prevailing Sections:

(None apply)

(551) Exception CR 551

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

Site Specific Provisions:

(A) Despite Article 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle dealership**, and drive-in restaurant uses;

(B) the maximum permitted **gross floor area** of all **buildings** is 6350.0 square metres;

(B) the maximum total combined **gross floor area** for all **ancillary** retail and **personal service shop** use is 3100.0 square metres;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the centre line of Finch Avenue East or Warden Avenue; or

(ii) 3.0 metres from a **lot line** abutting Finch Avenue East or Warden Avenue;

(D) the minimum **building setback** from a **side lot line** and **rear lot line** is one half the average height of the **building main walls** abutting both sides of the **lot line**;

(D) the minimum **building setback** for an underground **parking garage** will be 0.7 metres from the **lot line** abutting Finch Avenue East

Prevailing By-laws and Prevailing Sections:

(None apply)

(552) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted: **financial institution**, **performing arts studio**, **recreation use**, **personal service shop**;

(B) despite Article 40.10.20, a **laboratory** is permitted provided it is an X-Ray **laboratory**;

(C) despite Section 40.10.20.20, a **retail store** is permitted provide the **gross floor area** for a food store does not exceed 465 square metres;

(D) despite Article 40.10.20.20, office use is permitted provided it is not a medical or dental office;

(E) the maximum **gross floor area** is 0.4 times the area of the **lot** less all internal area used for walkway purposes;

(F) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 16.5 metres from the centre line of Birchmount Road, or 3.0 metres from a **lot line** abutting Birchmount Road; and

(ii) 21.0 metres from the centre line of Finch Avenue East, or 3.0 metres from the **lot line** abutting Finch Avenue East;

(G) the minimum **building setback** from a **side lot line** and **rear lot line** is 3.0 metres; and

(H) a minimum 3.22 **parking spaces** must be provided for each 100 square metres of **gross floor area** for all uses except for **eating establishments** and **recreation use** which will be provided according to Table 200.5.10.10 of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(553) Exception CR 553

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

Site Specific Provisions:

(A) The total maximum **gross floor area** for the following uses: **retail store**, **personal service shop**, **financial institution**, **eating establishment**, **day nursery**, and **recreation use**, minus the **gross floor area** of enclosed malls used for walkway purposes **ancillary** to these uses, must not exceed 0.2 of the total permitted **gross floor area**.

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the centre line of Finch Avenue East, or 3.0 metres from the **lot line** abutting Finch Avenue East; and

(ii) 3 metres from a **lot line** abutting Wayside Avenue;

(C) the minimum **parking space** requirement for office use and **education use** is 2.6 **parking spaces** for each 100.0 square metres of **gross floor area**;

(D) the minimum **parking space** requirement for **eating establishment** use is 10 **parking spaces** for each 100.0 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 80 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12466 prevails.

(554) Exception CR 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) despite land use permissions for this zone, only the following uses are permitted: **day nursery**, **education use**, **recreation use**, place of entertainment, and **place of assembly**;

(B) the maximum permitted **gross floor area**, not including the area of **basements**, is 100% of the **lot area**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(D) **parking spaces** must be provided at a minimum rate of:

(i) 2.4 **parking spaces** per 100 square metres of **gross floor area** for all uses except a banquet halls; and

(ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for banquet halls.

Prevailing By-laws and Prevailing Sections:

(None apply)

(555) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted: **vehicle dealership**, **vehicle service shop**, **vehicle repair shop**, **vehicle fuel station**, **vehicle washing establishment**, **retail store**, **retail service**, office, **day nursery**, **eating establishment**, **take-out eating establishment**, **recreation use**, **funeral home**, **hotel**, and **club**;

(B) **place of worship** is also a permitted use provided:

(i) that it complies with the specific use regulations in Section 150.50;

(ii) that the maximum permitted **gross floor area** of the **first floor** for all **place of worship** uses is 0.5 times the area of the **lot**;

(iii) the minimum **building setback** from a **side lot line** is equal to one half times the height of the **building**; and

(iv) the minimum **building setback** from a **lot line** that abuts Highway 2 is 36.0 metres from the centre line of Highway 2;

(C) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(556) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted, subject to the specific use regulations in Chapter 150: **vehicle service shop** and **vehicle repair shop**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 16.5 metres from the original centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(557) Exception CR 557

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

Site Specific Provisions:

(A) **place of worship** is a permitted use provided:

(i) that it complies with the specific use regulations in Section 150.50;

(ii) that the maximum permitted **gross floor area** of the **first floor** for all **place of worship** uses is 0.5 time the area of the **lot**;

(iii) the minimum **building setback** from a **side lot line** is equal to one half times the height of the **building**; and

(iv) the minimum **building setback** from a **lot line** that abuts Highway 2 is 36.0 metres from the centre line of Highway 2;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Kingston Road, Military Trail, and Morrish Road, or 3.0 metres from a **lot line** abutting Kingston Road, Military Trail, and Morrish Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Road, Military Trail, and Morrish Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(558) Exception CR 558

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

Site Specific Provisions:

(A) **place of worship** is a permitted use provided:

(i) that it complies with the specific use regulations in Section 150.50;

(ii) that the maximum permitted **gross floor area** of the **first floor** for all **place of worship** uses is 0.5 times the area of the **lot**;

(iii) the minimum **building setback** from a **side lot line** is equal to one half times the height of the **building**; and

(iv) the minimum **building setback** from a **lot line** that abuts Highway 2 is 36.0 metres from the centre line of Highway 2;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Military Trail, and Morrish Road, or 3.0 metres from a **lot line** abutting Military Trail, and Morrish Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Military Trail, and Morrish Road.

Prevailing By-laws and Prevailing Sections:

(A) Exception numbers 1 and 23 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 10827 prevail.

(560) Exception CR 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) Despite Article 40.10.20, only the following uses are permitted: **financial institution**, **personal service shop**, **eating establishment**, **take-out eating establishment**, and **retail store**;

(B) office uses are also permitted, provided they are not a medical office;

(C) the maximum permitted **gross floor area** is 1.0 times the area of the **lot**;

(D) a minimum of 33% of the permitted **gross floor area** must be used for office uses;

(E) the maximum **gross floor area** for **eating establishment** uses is 125 square metres; and

(F) **parking spaces** must be provided as follows:

(i) a minimum of 30 **parking spaces** for the first 4, 171 square metres of **gross floor area**; and

(ii) for any additional **gross floor area** in excess of 4,171 square metres:

(a) 3 **parking spaces** per 100 square metres of **gross floor area** for **retail store**, **personal service shop**, and **financial institution** uses;

(b) 3 **parking spaces** per 100 square metres, minus the **gross floor area** of main floor public lobbies and main floor public walkways, for office uses; and

(c) 10.7 spaces per 100 square metres of **gross floor area** for **eating establishment** uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(561) Exception CR 561

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

Site Specific Provisions:

A) The maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(563) Exception CR 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) Despite the land use permissions for this zone, the following uses are not permitted:

(i) **vehicle fuel station**; and

(ii) **vehicle service shop**;

(B) **dwelling units** are permitted provided the number of **dwelling units** does not exceed a maximum of one **dwelling unit** per 28 square metres of **lot area**;

(C) the maximum **lot coverage** must not exceed 50% of the **lot area**;

(D) the **gross floor area** of all non-residential uses, must not exceed 0.3 times the **lot area**;

(E) the maximum permitted height of a **building** on the **lot** is 25.0 metres, not including rooftop mechanical equipment;

(F) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply; and

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(G) the minimum **building setback** is:

(i) 19.0 from a **rear lot line**; and

(ii) 2.0 metres from a **lot line** that abuts a **street**;

(H) indoor **amenity space** must be provided at a minimum rate of 2.4 square metres for each **dwelling unit**;

(I) an unenclosed porch may encroach into the required **rear yard setback** a maximum of 6.0 metres; and

(J) parking for **dwelling units** must be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 2 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 9276 prevails.

(564) Exception CR 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) despite land use permissions for this zone, only the following uses are permitted:

(i) **dwelling units** provided they are located in an **apartment building** or **mixed use building**;

(ii) **day nursery**;

(iii) **group home**;

(iv) **retirement home**;

(v) **nursing home**;

(vi) **private home daycare** provided it is an **ancillary** use;

(vii) an office, provided it is not a medical office;

(viii) **personal service shop**;

(ix) **retail store**; and

(x) **service shop**;

(B) despite land use permissions for this zone, an **amusement arcade** is not a permitted use;

(C) the maximum permitted **gross floor area** for all non-residential uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is 0.2 times the **lot area**;

(D) the maximum permitted number of **dwelling units** is 24; and

(E) **parking spaces** for all non-residential uses must be provided at a minimum rate of 0.95 **parking spaces** per 100 square metres of **gross floor area**.

(565) Exception CR 565

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(567) Exception CR 567

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of St. Clair Avenue, or 3.0 metres from a **lot line** abutting St. Clair Avenue; and

(ii) the greater of 22.0 metres from the original centre line of Danforth Road or 3.0 metres from a **lot line** abutting Danforth Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(568) Exception CR 568

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 22.0 metres from the original centre line of Danforth Road or 3.0 metres from a **lot line** abutting Danforth Road; and

(ii) 2.4 metres from a **lot line** abutting any **street** other than Danforth Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(569) Exception CR 569

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(570) Exception CR 570

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or St. Clair Avenue ,or 3.0 metres from a **lot line** abutting Kennedy Road or St. Clair Avenue; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road or St. Clair Avenue.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(571) Exception CR 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) a minimum of 50% of the area of the **lot** must be used for no purpose other than **landscaping**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road;

(C) the minimum **building setback** from a **rear lot line** is 13.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(572) Exception CR 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) despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle** service station are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of **basements**, is 40% of the **lot area**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue; and

(D) the minimum **building setback** is 7.5 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(573) Exception CR 573

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

Site Specific Provisions:

(A) despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle** service station are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of **basements**, is 60% of the **lot area**;

(C) despite (B) above, the maximum permitted **gross floor area** for any one **storey** is 40% of the **lot area**; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a

lot line abutting Kennedy Road;

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue or Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(574) Exception CR 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 maximum permitted **gross floor area** is 40% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 16.5 metres from the original centre line of Midland Avenue;

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue or Midland Avenue; and

(C) the minimum **building setback** is 7.5 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(575) Exception CR 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) despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle** service station are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of **basements**, is 200% of the **lot area**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road;

(ii) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue or Kennedy Road;

(D) the minimum **building setback** is:

(i) 0.9 metres from a **side lot line** for the first **storey**;

(ii) 2.4 metres from a **side lot line** for all **storeys** located above the first **storey**;

(iii) 0 metres from the Hydro-Electric Power Commission of Ontario lands; and

(E) **parking spaces** for all uses must be provided at a minimum rate of 0.42 **parking spaces** per 100 square metres of **gross floor area**, not including the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(576) Exception CR 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 maximum permitted **gross floor area**, not including the area of **basements**, is 33% of the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of St. Clair Avenue or 3.0 metres from a **lot line** abutting St. Clair Avenue;

(ii) 3.0 metres from a **front lot line** abutting any **street** other than St. Clair Avenue; and

(iii) 2.4 metres from a **side lot line** that abuts a **street** if the **lot** is a **corner lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(578) Exception CR 578

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Road.

Prevailing By-laws and Prevailing Sections:

(A) exception number 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9276 prevails.

(579) Exception CR 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) despite land use permissions for this zone, the only permitted use is parking and **vehicle** access for the **eating establishment** located on the abutting **lot** to the south.

Prevailing By-laws and Prevailing Sections:

(None apply)

(580) Exception CR 580

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the total **gross floor area** of any individual **retail store** must not exceed 1000 square metres;

(B) despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(C) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 50% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) the minimum **building setback** from a **lot line** that abuts Ellesmere Road is the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;

(E) despite 40.10.40.60, a roof overhang many encroach into a required **building setback** from a **lot line** that abuts a **street** up to a maximum of 1.0 metres; and

(F) **parking spaces** must be provided at a minimum rate of:

(i) 10 **parking spaces** per 100 square metres of **gross floor area** for an **eating establishment** use;

(ii) 3.5 **parking spaces** per 100 square metres of **gross floor area** for an office use;

(iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**; and

(v) 3 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(582) Exception CR 582

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.42 time s the area of the **lot**;

(B) the maximum number of **dwelling units** permitted is 100.0 units per hectare;

(C) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(D) the maximum permitted **building** height is 10.5 metres; and

(E) the minimum required **parking spaces** is:

(i) 2.4 **parking spaces** per 100.0 square metres of office **gross floor area**;

(ii) 10.0 **parking spaces** per 100.0 square metres of **eating establishment gross floor area**; and

(iii) 1.25 **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(583) Exception CR 583

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

Site Specific Provisions:

(A) despite land use permissions for this zone, a **place of worship** is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(584) Exception CR 584

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **eating establishments**, **take-out eating establishments**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the only use permitted on the second **storey** is office;

(C) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) the maximum permitted height of a **building** is the greater of:

(i) one **storey**; or

(ii) the height that **lawfully** existed on the date of enactment of this By-law;

(D) the minimum **building setback** from a **lot line** that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(E) the minimum **building setback** is:

(i) 1.5 metres from a **side lot line**; and

(ii) 0.9 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(585) Exception CR 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) despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the maximum permitted height of a **building** is the greater of:

(i) one **storey**; or

(ii) the height that **lawfully** existed on the date of enactment of this By-law;

(D) the minimum **building setback** from a **lot line** that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(E) the minimum **building setback** is:

(i) 1.5 metres from a **side lot line**; and

(ii) 0.9 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(588) Exception CR 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) despite land use permissions for this zone, a **place of worship** is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) despite land use permissions for this zone, **dwelling units** are permitted provided:

(i) they are located in a **mixed use building**;

(ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**; and

(iii) not more than two **dwelling units** may be served by a common means of access and egress;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(589) Exception CR 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) despite land use permissions for this zone, a **place of worship** is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) despite land use permissions for this zone, **dwelling units** are permitted provided:

(i) they are located in a **mixed use building**;

(ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**;

(iii) not more than two **dwelling units** may be served by a common means of access and egress; and

(iv) **parking spaces** must be provided at a minimum rate of:

(a) 3 **parking spaces** per 100 square metres of **gross floor area** for an education and training facility use;

(b) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;

(c) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(d) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;

(e) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use; and

(f) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses;

(C) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(D) the minimum **building setback** from a **lot line** that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(591) Exception CR 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) despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 33% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(592) Exception CR 592

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **vehicle fuel stations** and **vehicle service shops** are not permitted;

(B) an **eating establishment** is a permitted if:

(i) it is a minimum of 21.0 metres from an RD zone; and

(ii) the **interior floor area** is not more than 214.0 square metres;

(C) a maximum of one **ancillary amusement device** is permitted per non-residential use;

(D) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 22% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(E) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road;

(ii) the greater of 21.0 metres from the original centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East; and

(iii) 3.0 metres from a **lot line** abutting any other **street**; and

(F) the minimum **building setback** from a **rear lot line** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(593) Exception CR 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) a **self-storage warehouse** is a permitted use;

(B) a maximum of one **ancillary amusement device** is permitted per non-residential use;

(C) the maximum permitted **gross floor area**, not including the area of any **basement**, is the greater of:

(i) 22% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Lawrence Avenue East, or 3.0 metres from a **lot line** abutting Lawrence Avenue East; and

(ii) 3.0 metres from any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(594) Exception CR 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) despite land use permissions for this zone, a **place of worship** is a permitted use provided it complies with the specific use regulations in Section 150.50;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts Kennedy Road is the greater of 21.0 metres from the centre line of Kennedy Road, or 3.0 metres from a **lot line** abutting Kennedy Road; and

(D) the minimum **building setback** is:

(i) 0.3 metres from a **side lot line**; and

(ii) 1.5 metres from a **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(595) Exception CR 595

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **self-storage warehouse** is a permitted use;

(B) a maximum of one **ancillary amusement device** is permitted per non-residential use;

(C) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 22% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(ii) the greater of 21.0 metres from the centre line of Lawrence Avenue East and Kennedy Road, or 3.0 metres from a **lot line** abutting Lawrence Avenue East and Kennedy Road; and

(iii) 3.0 metres from any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(596) Exception CR 596

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **self-storage warehouse** is a permitted use;

(B) a maximum of one **ancillary amusement device** is permitted per non-residential use;

(C) the maximum permitted **gross floor area**, not including the area of any enclosed malls used for walkway purposes, is the greater of:

(i) 45% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Lawrence Avenue East and Kennedy Road, or 3.0 metres from a **lot line** abutting Lawrence Avenue East and Kennedy Road; and

(ii) 3.0 metres from any other **street**.

(D) **parking spaces** must be provided at a minimum rate of:

(i) 3 **parking spaces** per 100 square metres of **gross floor area** for an education and training facility use;

(ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;

(iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;

(v) 1.5 **parking spaces** per 100 square metres of **gross floor area** for a **day nursery** use; and

(vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(597) Exception CR 597

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 33% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(598) Exception CR 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) despite land use permissions for this zone, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road; and

(D) despite 40.10.40.60, a roof overhang many encroach into a required **building setback** from a **lot line** that abuts a **street** up to a maximum of 1.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(599) Exception CR 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) despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the maximum permitted **gross floor area** is the greater of:

(i) 0.33 times the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the maximum permitted height of a **building** is the greater of:

(i) 8.0 metres; or

(ii) the height that **lawfully** existed on the date of enactment of this By-law;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(E) the rear **main wall** of the **building** must not be located more than 11.3 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(600) Exception CR 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) despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the only use permitted on the second **storey** is office;

(C) **eating establishment** is a permitted use provided:

(i) the total **gross floor area** for all **eating establishment** uses is 232 square metres; and

(ii) **parking spaces** must be provided at a minimum rate of 10.5 **parking spaces** per 100 square metres of **gross floor area**;

(D) the maximum permitted **gross floor area** is the greater of:

(i) 0.5 times the area of the **lot**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(E) the maximum permitted height of a **building** is the greater of:

(i) 8.0 metres; or

(ii) the height that **lawfully** existed on the date of enactment of this By-law;

(F) the minimum **building setback** from a **rear lot line** is 13.5 metres;

(G) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(H) despite 40.10.40.60, a roof overhang many encroach into a required **building setback** from a **lot line** that abuts a **street** up to a maximum of 1.0 metres; and

(I) **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(601) Exception CR 601

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **vehicle fuel stations**, **vehicle service shops**, **eating establishments**, **take-out eating establishments**, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the only use permitted on the second **storey** is office;

(C) the maximum permitted **gross floor area** is the greater of:

(i) 0.5 times the area of the **lot**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) the maximum permitted height of a **building** is the greater of:

(i) 8.0 metres; or

(ii) the height that **lawfully** existed on the date of enactment of this By-law;

(E) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(F) **landscaping** is not required for a **building** that **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(602) Exception CR 602

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 25% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the original centre line of Brimley Road, or 3.0 metres from a **lot line** abutting Brimley Road;

(ii) the greater of 23 metres from the centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than those listed in (i) and (ii) above; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(603) Exception CR 603

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the total combined maximum **gross floor area** of all **buildings** on Blocks A and B, Registered Plan 5153 must not exceed 2,089 square metres;

(C) the total maximum **gross floor area** of all **buildings** on Block C, Registered Plan 5153 must not exceed 7,173 square metres; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

the greater of 16.5 metres from the original centre line of Brimley Road and Danforth Road, or 3.0 metres from a **lot line** abutting Brimley Road and Danforth Road;

(ii) the greater of 23 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and

(iii) 3.0 metres from a **lot line** abutting any **street** other than those listed in (i) and (ii) above.

Prevailing By-laws and Prevailing Sections:

(None apply)

(604) Exception CR 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) despite land use permissions for this zone, the outdoor sales or display of goods or commodities is only permitted provided it is located:
  (i) within 30 metres of the **main wall**; and
  (ii) within 210 metres of the west property line;

(B) the maximum permitted **gross floor area** is the greater of:
  (i) 0.3 times the **lot area**; or
  (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) despite (C) above, no minimum **building setback** from a **lot line** that abuts a **street** is required for patios, roof overhangs, canopies and supporting columns; and

(E) **parking spaces** for **personal service shops**, **retail stores**, and **eating establishments ancillary** to **retail stores** must be provided at a minimum rate of 5.0 **parking spaces** for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(605) Exception CR 605

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Eglinton Avenue is the greater of:
  (i) 5.0 metres; or
  (ii) 23.0 metres from the original centreline of Eglinton Avenue; and

(B) The minimum **building setback** from a **lot line** that abuts Brimley Road or Danforth Road is the greater of:
  (i) 3.0 metres; or
  (ii) 16.5 metres from the original centreline of Brimley Road and Danforth Road.

Prevailing By-laws and Prevailing Sections:

(None apply)

(606) Exception CR 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) despite land use permissions for this zone, only the following uses are permitted:
  (i) an office if it is only used for:
    (a) real estate, insurance, a travel agent, a trust company, or a finance company;
  (ii) a **retail store** if:
    (a) it only sells automotive supplies, hobby supplies, furniture and lighting fixtures, photographic and art supplies, sporting goods, textiles and fabrics, and home improvement supplies; or
    (b) it is a drug store or delicatessen;
  (iii) a **personal service shop** if it is only used for a beauty parlour, or a cleaners;
  (iv) an **eating establishment** if the sale of foods and beverages is for consumption inside a **building**;
  (v) a **financial institution**;
  (vi) a **custom workshop** if it is only a custom tailor; and
  (vii) a photographic and art studio; and

(B) the maximum permitted **gross floor area** is the greater of:
  (i) 40% of the **lot area**; or
  (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a

lot line abutting Danforth Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(607) Exception CR 607

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 3.0 metres from a **lot line** that abuts Midland Avenue or McCowan Road and 5.0 metres if a **lot line** abuts Eglinton Avenue; or

(ii) 16.5 metres from the original centre line of Midland Avenue and McCowan Road and 23.0 metres from the original centre line of Eglinton Avenue East;

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(608) Exception CR 608

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue is the greater of:

(i) 5.0 metres; or

(ii) 23.0 metres from the original centreline of Eglinton Avenue; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(609) Exception CR 609

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

(A) despite land use permissions for this zone, **dwelling units** are permitted provided:

(i) they are located in a **mixed use building**; and

(ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**;

(B) the maximum permitted **gross floor area** is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** provided the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue East;

(E) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(F) **parking spaces** must be provided at a minimum rate of:

(i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;

(ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall;

(iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;

(v) 1 **parking space** per each **dwelling unit**; and

(vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(610) Exception CR 610

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

Site Specific Provisions:

(A) despite land use permissions for the zone, the only permitted use is office;

(B) the maximum **building** height is 9.0 metres, and is measured from the average elevation of the finished grade around the perimeter of the **building**, to the top of the roof;

(C) a **building** must be setback from a **lot line** that abuts a **street**:

(i) a minimum of 2.6 metres; and

(ii) a maximum of 5.0 metres; and

(D) **Parking spaces** must be provided at a minimum rate of 2.7 for each 100 square metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(611) Exception CR 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) despite land use permissions for this zone, the only uses permitted are: medical office, **financial institution** and pharmacy; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Avenue.

Prevailing By-laws and Prevailing Sections:

(None apply)

(612) Exception CR 612

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

Site Specific Provisions:

(A) despite lend use permissions for this zone, the only permitted uses are: **vehicle fuel station** and **vehicle service shop**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, or Warden Avenue; and

(C) the minimum **building setback** from a **rear lot line** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(613) Exception CR 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) despite land use permissions for this zone:

(i) an **amusement device** is not a permitted use; and

(ii) a **financial institution**, **day nursery**, **place of assembly**, **recreation use**, **eating establishment**, **personal service shop** and **retail store** are only permitted if they are located in a **building** that contains 3.0 square metres of office uses for each 1.0 square metres of these uses;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(C) **parking spaces** must be provided at a minimum rate of:

(i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for **place of worship** uses;

(ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for **eating establishment**, and for **place of assembly** banquet hall uses;

(iii) 12.0 **parking spaces** per 100 square metres of **gross floor area** for **entertainment place of assembly** uses;

(iv) 5.5 **parking spaces** per 100 square metres of **gross floor area** for **recreation uses**; and

(v) 2.7 for each 100 square metres for all uses except a banquet halls, **eating establishment**, **places of assembly**, **place of worship**, and recreational use, for which the requirements of Chapter 200 apply.

Prevailing By-laws and Prevailing Sections:

(None apply)

(614) Exception CR 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) despite land use permissions for this zone, **personal service shop** and **retail store** are permitted uses provided:

(i) the uses are located on the **first floor** only; and

(ii) a maximum of 558 square metres total **gross floor area** is permitted for these uses;

(B) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(615) Exception CR 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) a Garden Nursery Use is permitted, including the sale and storage of garden nursery stock and equipment and products directly related to it;

(B) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(616) Exception CR 616

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

Site Specific Provisions:

(A) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(617) Exception CR 617

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, the only permitted uses are a **vehicle fuel station** and **vehicle service shop**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(ii) 3.0 metres from a **lot line** that abuts any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(618) Exception CR 618

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

Site Specific Provisions:

(A) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, or 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, or Warden Avenue; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(619) Exception CR 619

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; or

(ii) 3.0 metres from a **lot line** that abuts any other **street**; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception number 43 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevails.

(620) Exception CR 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 a **street** is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; or

(iii) 3.0 metres from a **lot line** that abuts any other **street**; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres if it abuts a **lot** in a RD zone.

Prevailing By-laws and Prevailing Sections:

(None apply)

(621) Exception CR 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) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and

(ii) 3.0 metres from a **lot line** that abuts any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(622) Exception CR 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) despite land use permissions for this zone, the uses permitted are limited to:

(i) **vehicle fuel station**;

(ii) **vehicle service shop**;

(iii) **vehicle washing establishment**;

(iv) car/truck leasing provided the use is limited to a maximum of 15 **vehicles** consisting of cars and/or trucks, with the trucks having a maximum carrying load of 454 kilograms; and

(v) **retail store** provided total maximum **gross floor area** for all **retail store** uses must not exceed 150 square metres;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, or Kennedy Road; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(623) Exception CR 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) despite land use permissions for this zone, an office does not include a medical office;

(B)) a minimum of 5.0 square metres of office use must exist for each 1.0 square metre of non-office uses on the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres, and 21.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue or Kennedy Road;

(D) **parking spaces** are to be provided at a minimum rate of 2.9 for each 100 square metres of **gross floor area**;

(E) an above ground parking **structure** must not exceed a maximum height of 20.0 metres; and

(F) all **parking spaces** must have a minimum size of 2.7 metres by 5.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) exception numbers 58 and 68 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevail.

(624) Exception CR 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) despite land use permissions for this zone, the only permitted uses are:

(i) an office which does not include a medical office;

(ii) a **dwelling unit** in a **detached house**; and

(iii) **private home daycare**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 3.0 metres; and

(ii) 6.0 metres for that portion of the **main wall** containing a vehicular access to a **parking space**;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres;

(D) a **lot** containing a **detached house** must comply with the following:

(i) the minimum **building setback** from a **side lot line** is:

(a) 0.3 metres for that portion of a **building** containing a **parking space**; and

(b) 0.9 metres in all other cases;

(E) **parking spaces** may only be located in a **side yard** or **rear yard**;

(F) **parking spaces** must be provided at a minimum rate of:

(i) 1 **parking space** per each **dwelling unit**; and

(ii) 3.5 **parking spaces** for each 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(A) exception number 69 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9350 prevails.

(625) Exception CR 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 **front lot line** that abuts a **street** is 30.0 metres;

(B) The **gross floor area** of all **buildings** must not exceed the **lot area**;

(C) **amenity space** must be provided in each **building** at a minimum rate of 1.0 square metres for each **dwelling unit**;

(D) The minimum **building setback** from a **rear lot line** is 15.0 metres;

(E) **financial institutions**, **retail stores** and **personal service shops** are also permitted if:

(i) they are located on the ground floor; and

(ii) the **interior floor area** of all **financial institutions**, **retail stores** and **personal service shops** does not exceed 1400.0 square metres;

(F) the maximum height of a **building** is:

(i) 10.0 metres for all **building** walls facing single **detached houses** and those within 3.0 metres of the required **rear yard setback**, measured from the lowest grade elevation to the eaves of the said walls; and

(ii) 15.0 metres in all other cases;

(G) a strip of land immediately abutting the entire length of the south and east property lines and having a with a minimum width of 3.0 metres, must be used for no other purpose than **landscaping**;

(H) **parking space** must be provided at a minimum rate of 1.2 for each **dwelling unit**;

(I) a **parking space** must not be located in the **front yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(626) Exception CR 626

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the only permitted uses are:

(i) an office which does not include a medical office;

(ii) a **dwelling unit** in a **detached house**; and

(iii) **private home daycare**;

(B) the maximum height of a **detached house** is the lesser of 9.0 metres and 2 **storeys**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and

(D) the minimum **building setback** from a **side lot line** that does not abut a **street** is 0.9 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(627) Exception CR 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, the only permitted uses are:
  (i) an office which does not include a medical office;
  (ii) a **dwelling unit** in a **detached house**; and
  (iii) **private home daycare**;

(B) the uses permitted in (A) above, are not permitted in combination with one another on the same **lot**, except for (ii) and (iii);

(C) a **detached house**:
  (i) must be located on a **lot** that has a minimum **lot frontage** of 15.0 metres and a minimum **lot area** of 510 square metres;
  (ii) must be set back a minimum of 5.0 metres from a **lot line** that abuts a **street**;
  (iii) must be set back from a **side lot line** a minimum of:
    (a) 0.3 metres for the part of the **building** (garage or carport) that contains a **parking space**; and
    (b) 0.9 metres for all other parts of the **building**;
  (iv) must be set back below grade the greater of 3.0 metres and the distance between the elevation of the lowest floor of the parking **structure** and the elevation of the ground at the **front lot line**;

(D) for an office use:
  (i) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
    (a) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kennedy Road;
  (ii) the minimum **building setback** from a **rear lot line** is 3.0 metres;
  (iii) the minimum **building setback** of a **structure** below grade 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**;
  (iv) **parking spaces** must be provided at a minimum rate of 3.22 for each 100 square metres of **gross floor area**;
  (v) access to the required **parking spaces** must be provided via a **driveway** having a minimum width of 4.5 metres;
  (vi) lands located between the **front lot line** and the minimum **front yard setback** line must be used for no other purpose than **landscaping** and an access **driveway**; and
  (vii) a minimum 1.5 metre and 1.0 metre wide strip of land immediately abutting the **rear lot line** and **side lot lines** respectively, must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(628) Exception CR 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) despite the land use permissions for this zone:
  (i) a **personal service shop** and **retail store** are permitted provided each use does not exceed a **gross floor area** greater than 450 square metres; and
  (ii) an **eating establishment** is permitted provided:
    (a) it does not exceed a **gross floor area** greater than 97.5 square metres; and
    (b) **parking spaces** are provided at a minimum rate of 5.0 for each 100 square metres of **gross floor area** for **eating establishment** uses;

(B) despite the zoning provisions of this By-law, the existing **structures** on this site, at the time of the passing of this By-law, may remain as sited; and

(C) for a below grade **structure** the minimum **building setback** is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the below grade **structure** and the elevation of the ground at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(629) Exception CR 629

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

Site Specific Provisions:

(A) despite land use permissions for this zone, the only permitted uses are:
  (i) an office which does not include a medical office;
  (ii) a **dwelling unit** in a **detached house**; and
  (iii) **private home daycare**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) 6.0 metres for the **main wall** of the **building** containing a **vehicle** entrance to a **parking space**; and
  (ii) 3.0 metres in all other cases;

(C) a **parking space** not in a **detached house** can only be located in a side or **rear yard**; and

(D) the house existing on the **lot** prior to the date of the enactment of this by-law is permitted with a **building setback** of 0.8 m from the **lot line** abutting Kennedy Road; and

(E) office uses and parking facilities in a **rear yard** are not permitted unless municipal storm water drainage facilities are available.

Prevailing By-laws and Prevailing Sections:

(None apply)

(630) Exception CR 630

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

Site Specific Provisions:

(A) despite land use permissions for this zone, a **recreation use** which is a bowling alley is only permitted provided:
  (i) the **gross floor area** of the bowling alley is not more than 37% of the **lot area**; and
  (ii) the bowling alley is the sole use on the **lot**;

(B) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category; and

(C) 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 original centreline of the **street**, if the **lot line** abuts Bonis Avenue, Huntingwood Drive and Birchmount Road;
  (ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, Warden Avenue and Kennedy Road; and
  (iii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(631) Exception CR 631

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

Site Specific Provisions:

(A) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  (i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue; and
  (ii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(632) Exception CR 632

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

Site Specific Provisions:

(A) despite land use permissions for this zone, an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, or Kennedy Road; and

(ii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(634) Exception CR 634

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

Site Specific Provisions:

(A) despite land use permissions for this zone:

(i) an **eating establishment** is only permitted provided it is on a **lot** which is located a minimum of 91.0 metres from a **lot** in a Residential Zone category; and

(ii) a **vehicle fuel station** and a **vehicle service shop** are not permitted uses;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:

(i) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Avenue, or Kennedy Road; and

(ii) 3.0 metres from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(637) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands, numbers 79Q, 86, 201, 305, 306, 426, and 452 of Performance Standard Chart – Schedule 'B' and exception numbers 7, and 9 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 12360 prevail.

(638) Exception CR 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 maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(639) Exception CR 639

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.6 times the area of the **lot**;

(B)) the minimum **building setback** from a **lot line** abutting Kingston Road is the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road;

(C) the maximum **building** height is the lesser of 3 **storeys** or 10.0 metres;

(D) the minimum number of **parking spaces** required for a **hotel** use is 1.0 **parking space** for each bedroom unit; and

(E) **parking spaces** must be provided at a minimum rate of 2.4 **parking spaces** for each 100.0 square metres of **gross floor area** for office uses.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 31 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10010 prevails.

(640) Exception CR 640

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(641) Exception CR 641

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** abutting Kingston Road is the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(C) the minimum **building setback** from a **lot line** abutting an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(642) Exception CR 642

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **lot line** abutting an RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(643) Exception CR 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 maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(644) Exception CR 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 maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(645) Exception CR 645

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** abutting Eglinton Avenue East is the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(646) Exception CR 646

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

Site Specific Provisions:

(A) the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, art studio and **performing arts studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(647) Exception CR 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) despite the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **retail store**, art studio and **performing arts studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** abutting Eglinton Avenue East is the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(648) Exception CR 648

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; **vehicle dealership**, **vehicle service shop**, office use not including dental or medical offices, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **retail store**, art studio, and **performing arts studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from the **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(650) Exception CR 650

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; office use not including dental or medical offices, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **retail store**, art studio, and **performing arts studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(651) Exception CR 651

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted; office use not including medical offices, **financial institutions**, **personal service shop**, and **retail store**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(D) the minimum **building setback** from a **rear lot line** is 8.8 metres;

(E) a **parking space** is not permitted within 3.0 metres of a **lot line** abutting a **street**;

(F) parking must be provided at a minimum rate of 4.0 **parking spaces** per 100.0 square metres of **gross floor area**; and

(G) a canopy may project a maximum of 1.2 metres into the required **building setback** abutting Eglinton Avenue East.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(652) Exception CR 652

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, performing art studio, and **artist studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(653) Exception CR 653

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, performing art studio, and **artist studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(654) Exception CR 654

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery**, **club**, **funeral home**, **personal service shop**, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, performing art studio, and **artist studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**; (C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(655) Exception CR 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 land use permissions for this zone, only the following uses are permitted; **financial institution**, office use not including a medical office, **day nursery**, **club**, **funeral home**, **personal**

service shop, **place of worship**, **recreation use**, **eating establishment**, **take-out eating establishment**, **retail store**, performing art studio, and **artist studio**;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**; (C) a maximum of 4.0 **dwelling units** are permitted;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(E) the minimum **building setback** from a **rear lot line** is 7.5 metres.

(F) **parking spaces** must be provided as follows:

(i) a minimum 1.0 **parking spaces** for each **dwelling unit**;

(ii) a minimum 10.0 **parking spaces** for each 100.0 square metres of **gross floor area** for **eating establishment** uses;

(iii) a minimum of 3.0 **parking spaces** for each 100.0 square metres of **gross floor area** for the following uses: **financial institution**, office, **day nursery**, **club**, **funeral home**, **personal service shop**, **retail store**, performing art studio and **artist studio**; and

(iv) in compliance with the parking rates in Chapter 200 for all other uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(656) Exception CR 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 land use permissions for this zone, **vehicle fuel station** and **vehicle service shop** are not permitted uses;

(B) the maximum permitted **gross floor area** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(657) Exception CR 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 maximum permitted **gross floor area** is 0.33 times the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(659) Exception CR 659

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is 0.22 times the **lot area**.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 5 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10010 prevails.

(660) Exception CR 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 maximum permitted **gross floor area** is 0.4 times the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) the greater of 21.0 metres from the original centre line of Markham Road or 3.0 metres from a **lot line** abutting Markham Road; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 5 of Exceptions List – Schedule 'C' of former City of Scarborough Zoning By-law 10010 prevails.

(661) Exception CR 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) the maximum permitted **gross floor area** is 0.4 times the **lot area**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Road or 3.0 metres from a **lot line** abutting Markham Road; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(662) Exception CR 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:

(A) the maximum permitted **gross floor area** is 0.4 times the **lot area**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Road or 3.0 metres from a **lot line** abutting Markham Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(663) Exception CR 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:

(A) the maximum **gross floor area** of all **buildings** is 0.333 times the area of the **lot**; and

(B)) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 16.5 metres from the centre line of Neilson Road or 3.0 metres from a **lot line** abutting Neilson Road; and

(ii) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a **lot line** abutting Ellesmere Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(664) Exception CR 664

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

Site Specific Provisions:

(A) despite the land use permissions for this zone, only the follow uses are permitted: **vehicle fuel station**, **vehicle service shop**, **retail store** and **eating establishment**;

(B) the maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road or 3.0 metres from a **lot line** abutting Ellesmere Road; and

(ii) the greater of 21.0 metres from the original centre line of Morningside Avenue or 3.0 metres from a **lot line** abutting Morningside Avenue; and

(D) the minimum **building setback** from a **rear lot line** or **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(666) Exception CR 666

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 18.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;

(iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Avenue or Ellesmere Road; and

(B) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(667) Exception CR 667

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road;

(iii) 3.0 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(668) Exception CR 668

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery**, **vehicle fuel station**, **vehicle** service station, **financial institution**, office, **personal service shop**, **retail store**, **retail service**, **eating establishment**, and **take-out eating establishment**;

(B) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road; and

(C) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(A) exception number 8 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9366 prevails.

(669) Exception CR 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:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the original centre line of Ellesmere Road and Warden Avenue, or 3.0 metres from a **lot line** abutting Ellesmere Road and Warden Avenue;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road and Warden Avenue;

(iii) 7.5 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(A) exception number 6 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 9366 prevails.

(670) Exception CR 670

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

Site Specific Provisions:

(A) The minimum set back of any **structure** or **building** is:

(i) the greater of 16.5 metres from the original centre line of Ellesmere Road, or 3.0 metres from a **lot line** abutting Ellesmere Road;

(ii) the greater of 21.0 metres from the original centre line of Warden Avenue, or 3.0 metres from a **lot line** abutting Warden Avenue;

(iii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Road and Warden Avenue; and

(iv) 3.0 metres from the **rear lot line**; and

(B) The maximum permitted floor space index does not include the area of any **basements**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(671) Exception CR 671

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **self-storage warehouse** is a permitted use;

(B) The maximum permitted floor space index, not including the area of any **basements**, enclosed mall areas and public walkways, is 0.342;

(C) If the total **gross floor area** of non-residential uses on the site, minus the **gross floor area** of office use exceeds 20 000 square metres, **parking spaces** must be provided at the rate of:

(i) A minimum of 2.6 **parking spaces** per 100 square metres of **gross floor area** for office uses; and

(ii) A minimum of 4.0 **parking spaces** per 100 square metres of **gross floor area**, minus the **gross floor area** of public walkways and malls and truck access, for all other non-residential uses;

(D) If the total **gross floor area** of non-residential uses on the site, minus the **gross floor area** of office uses, is not greater than 20 000 square metres, **parking spaces** must be provided at a rate in compliance with the requirements of Chapter 200; and

(E) A maximum of 10% of the **parking spaces** provided on this site may be provided at reduced dimensions of not less than 2.5 metres width by 5.4 metres length.

Prevailing By-laws and Prevailing Sections:

(None apply)

(672) Exception CR 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:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **day nursery**, **financial institution**, business and professional office, **vehicle dealership**, **vehicle fuel station**, **vehicle service shop**, tailor shop, bake shop, **entertainment place of assembly**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **service shop**, **performing arts studio**, **artist studio**, and **production studio**;

(B) The minimum set back of any **structure** or **building** is:

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East and Markham Road, or 3.0 metres from a **lot line** abutting Sheppard Avenue East and Markham Road;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Avenue East and Markham Road; and

(iii) 12.0 metres from a **lot line** that does not abut a **street**; and

(C) A minimum of 10% of the area of the **lot** is to be used for **landscaping** purposes only; and

(D) The maximum permitted floor space index does not include the area of any parking **structures**, including ramps and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(673) Exception CR 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 maximum permitted **gross floor area**, excluding the area of any parking **structures**, ramps and **driveways** is 0.4 times the area of the **lot**;

(B) a minimum of 98 **parking spaces** must be provided;

(C) a minimum of 30% of the **lot area** is to be used for **landscaping** purposes only; and

(D) the maximum height of a **building** is the lesser of:

(i) 4 **storeys**; or

(ii) 13.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Exception number 11 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 18559 prevails.

(674) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(L) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, **place of worship** and **public utility**; and

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(675) Exception CR 675

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

Site Specific Provisions:

(A) The only uses permitted are:

(i) **Retail Store**;

(ii) **Eating Establishment**;

(iii) **Personal Service Shop**;

(iv) Office;

(v) **Recreation use**;

(vi) **Entertainment Place of Assembly**;

(vii) **Financial Institution**;

(viii) **Club**; and

(ix) Municipally owned and operated Parking **Lots**;

(B) the **building setback** from a **lot line** that abuts a **street** is:

(i) a minimum of 2.0 metres from a **lot line** that abuts Lawrence Avenue East;

(ii) a minimum of 1.0 metre from a **lot line** that abuts any other **street**;

(iii) a maximum of 4.0 metres from a **lot line** that abuts Lawrence Avenue East; and

(iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**;

(C) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(D) a minimum 1.5 metre wide strip of land along the entire length of a **lot line** that abuts a **lot** in a residential zone must be used for no other purpose than **soft landscaping**;

(E) the minimum floor to ceiling height of the **first floor** must be 4.5 metres; and

(F) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "B" Performance Standard 123, of Scarborough By-law 9511.

(676) Exception CR 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:

(A) The only uses permitted are:

(i) **Retail Store**;

(ii) **Eating Establishment**;

(iii) **Personal Service Shop**;

(iv) Office;

(v) **Recreation use**;

(vi) **Entertainment Place of Assembly**;

(vii) **Financial Institution**;

(viii) **Club**; and

(ix) Municipally owned and operated Parking **Lots**;

(B) the **building setback** from a **lot line** that abuts a **street** is:

(i) a minimum of 2.0 metres from a **lot line** that abuts Lawrence Avenue East;

(ii) a minimum of 1.0 metre from a **lot line** that abuts any other **street**;

(iii) a maximum of 4.0 metres from a **lot line** that abuts Lawrence Avenue East; and

(iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**;

(C) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(D) a minimum 1.5 metre wide strip of land along the entire length of a **lot line** that abuts a **lot** in a residential zone must be used for no other purpose than **soft landscaping**;

(E) the minimum floor to ceiling height of the **first floor** must be 4.5 metres; and

(F) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "B" Performance Standard 123, of Scarborough By-law 9511; and

(B) Schedule "C" Exception 35, of Scarborough By-law 9511.

(677) Exception CR 677

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

Site Specific Provisions:

(A) The only uses permitted are:
  (i) **Retail Store**;
  (ii) **Eating Establishment**;
  (iii) **Personal Service Shop**;
  (iv) Office;
  (v) **Recreation use**;
  (vi) **Entertainment Place of Assembly**;
  (vii) **Financial Institution**;
  (viii) **Club**; and
  (ix) Municipally owned and operated Parking **Lots**;

(B) the **building setback** from a **lot line** that abuts a **street** is:
  (i) a minimum of 2.0 metres from a **lot line** that abuts Lawrence Avenue East;
  (ii) a minimum of 1.0 metre from a **lot line** that abuts any other **street**;
  (iii) a maximum of 4.0 metres from a **lot line** that abuts Lawrence Avenue East; and
  (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**;

(C) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(D) a minimum 1.5 metre wide strip of land along the entire length of a **lot line** that abuts a **lot** in a residential zone must be used for no other purpose than **soft landscaping**;

(E) the minimum floor to ceiling height of the **first floor** must be 4.5 metres; and

(F) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of 1 **parking space** per 100 square metres of **gross floor area**; and
  (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "B" Performance Standard 123, of Scarborough By-law 9511.

(680) Exception CR 680

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **dwelling units** are permitted if:
  (i) they are located in a **mixed use building** or **apartment building**; and
  (ii) the **building** is a maximum of. 2-**storeys**; and

(B) the maximum permitted **gross floor area** is the greater of:
  (i) 25% of the **lot area**; or
  (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and
  (ii) 3.0 metres from a **lot line** abutting any other **street**; and

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 58, of Scarborough By-law 10048.

(681) Exception CR 681

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

Site Specific Provisions:

(A) despite land use permissions for this zone, **dwelling units** are permitted if:
  (i) they are located in a **mixed use building**;
  (ii) there is a maximum of one **dwelling unit** per every one non-residential use located in the same **building**; and
  (iii) not more than two **dwelling units** may be served by a common means of access and egress;

(B) the maximum height of a **building** or **structure** located within 18.0 metres of the western **lot line** is 1 **storey**;

(C) the maximum permitted **gross floor area** is the greater of:
  (i) 40% of the **lot area**; or
  (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) despite (C) above, the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** provided the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;

(E) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue East is the greater of:
  (i) 23.0 metres from the original centre line of Eglinton Avenue East; or
  (ii) 5.0 metres from a **lot line** abutting Eglinton Avenue East;

(F) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(G) **parking spaces** must be provided at a minimum rate of:
  (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
  (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;
  (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;
  (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  (v) 1 **parking space** per each **dwelling unit**; and
  (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(682) Exception CR 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) the greater of 5.0 metres if the **lot line** abuts Eglinton Avenue and 23.0 metres from the original centreline of Eglinton Avenue; and
  (ii) 3.0 from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(684) Exception CR 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) despite land use permissions for this zone, **dwelling units** are permitted if:
  (i) they are located in a **mixed use building**; and
  (ii) there is not more than one **dwelling unit** for each **service shop** located in the same **building**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) the greater of 23.0 metres from the centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and
  (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue East; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 30, of Scarborough By-law 10048.

(685) Exception CR 685

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 63% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(686) Exception CR 686

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Eglinton Avenue is the greater of:

(i) 5.0 metres; or

(ii) 23.0 metres from the original centreline of Eglinton Avenue; and

(B) The minimum **building setback** from a **lot line** that abuts Danforth Road is the greater of:

(i) 3.0 metres; or

(ii) 16.5 metres from the original centreline of Danforth Road; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(687) Exception CR 687

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted: **eating establishment**, office, **financial institution**, **personal service shop**, and **retail store**;

(B) the maximum permitted **gross floor area** is the greater of:

(i) 50% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any other **street**;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(E) **parking spaces** for **eating establishments** must be provided at a minimum rate of 8.6 **parking spaces** per 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(688) Exception CR 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) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 5.0 metres if the **lot line** abuts Eglinton Avenue and 23.0 metres from the original centreline of Eglinton Avenue; and

(ii) 3.0 from a **lot line** that abuts any other **street**; and

(B) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(689) Exception CR 689

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(ii) 3.0 metres from a **lot line** abutting any other **street**;

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres; and

(D) **landscaping** is not required for a **building** which **lawfully** existed on the date of enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None apply)

(690) Exception CR 690

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 67% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the minimum **building setback** from a **lot line** that abuts Eglinton Avenue East is the greater of:

(i) 23.0 metres from the original centre line of Eglinton Avenue East; or

(ii) 5.0 metres from a **lot line** abutting Eglinton Avenue East;

(C) the minimum **building setback** from a **rear lot line** is 6.0 metres; and

(D) **parking spaces** must be provided at a minimum rate of:

(i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;

(ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly**, use that is a banquet hall;

(iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use;

(iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**; and

(v) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

(None apply)

(691) Exception CR 691

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

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Eglinton Avenue is the greater of:

(i) 5.0 metres; or

(ii) 23.0 metres from the original centreline of Eglinton Avenue; and

(B) The minimum **building setback** from a **lot line** that abuts McCowan Road or Bellamy Road is the greater of:

(i) 3.0 metres; or

(ii) 16.5 metres from the original centreline of McCowan Road and Bellamy Road; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(692) Exception CR 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 Midland Road is the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from the **lot line** that abuts Midland Avenue.

Prevailing By-laws and Prevailing Sections:

(None apply)

(693) Exception CR 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 Eglinton Avenue is the greater of:

(i) 5.0 metres; or

(ii) 23.0 metres from the original centreline of Eglinton Avenue; and

(B) the minimum **building setback** from a **side lot line** is 7.5 metres; and

(C) the minimum **building setback** from a **rear lot line** is 1.5 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(694) Exception CR 694

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts as **street** is:

(i) the greater of:

(a) 16.5 metres from the original centre line of Midland Avenue; and

(b) 21.0 metres from the original centre line of Lawrence Avenue East; and

(ii) 3.0 metres from the **lot line** that abuts Midland Avenue or Lawrence Avenue East.

Prevailing By-laws and Prevailing Sections:

(None apply)

(695) Exception CR 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) the greater of 5.0 metres if the **lot line** abuts Eglinton Avenue and 23.0 metres from the original centreline of Eglinton Avenue; and

(ii) 3.0 from a **lot line** that abuts any other **street**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(697) Exception CR 697

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 3.0 metres from the **lot line** that abuts the **street**; or

(ii) 16.5 metres from the original centre line of Midland Avenue and 23.0 metres from the original centre line of Eglinton Avenue; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5.

Prevailing By-laws and Prevailing Sections:

(None apply)

(698) Exception CR 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 **interior floor area** of all office on a **lot** must not exceed 34, 300 square metres;

(B) the total **gross floor area** of all non-residential uses on a **lot** must not be more than 1 square metre for each 9 square metres of office uses on the same **lot**;

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) **parking spaces** for an office use must be provided at a rate of:

(i) a minimum of 1.9 **parking spaces** per 100 square metres of **gross floor area**; and

(ii) a maximum of 2.4 **parking spaces** per 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(699) Exception CR 699

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

Site Specific Provisions:

(A) the maximum permitted **gross floor area** is the greater of:

(i) 2.8 times the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(B) the maximum permitted number of **dwelling units** is 638;

(C) the total **gross floor area** of all **retail store**, **personal service shop**, and office uses on a **lot** must not exceed:

(i) 1,500 square metres; and

(ii) 0.025 times of the total **gross floor area** of all uses on the same **lot**;

(D) the total **gross floor area** of any individual **retail store** or **personal service shop** must not exceed 200 square metres, except that a maximum of one **retail store** or **personal service shop** may have a **gross floor area** of 260 square metres;

(E) despite 40.10.40.50:

(i) indoor **amenity space** must be provided at a rate of 3.0 square metres for each **dwelling unit**; and

(ii) no outdoor **amenity space** is required for a **building** which **lawfully** existed on the date of enactment of this By-law; and

(F) **parking spaces** for **dwelling units** must be provided at a minimum rate of:

(i) 1.0 **parking spaces** per **dwelling unit** for residents; and

(ii) 0.2 **parking spaces** per **dwelling unit** for visitors.

Prevailing By-laws and Prevailing Sections:

(None apply)

(700) Exception CR 700

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

Site Specific Provisions:

(A) despite land use permissions for this zone, only the following uses are permitted:
  (i) **dwelling units** provided they are located in an **apartment building** or **mixed use building**;
  (ii) **day nursery**;
  (iii) **group home**;
  (iv) **private home daycare** provided it is an **ancillary** use;
  (v) office;
  (vi) **personal service shop**; and
  (vii) **retail store**;

(B) despite land use permissions for this zone, pinball machines and other electronically or manually operated games are not permitted;

(C) the maximum permitted **gross floor area** for all permitted uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is the greater of:
  (i) 150% of the **lot area**; or
  (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;

(D) the maximum permitted **gross floor area** for all non-residential uses, not including the area used for enclosed walkways and malls, and areas used for storage purposes, is the greater of:
  (i) 80% of the **lot area**; or
  (ii) the **gross floor area** used for non-residential uses that **lawfully** existed on the date of enactment of this By-law;

(E) the maximum permitted **gross floor area** for **dwelling units**, is the greater of:
  (i) 1.0 times the **lot area**; or
  (ii) the **gross floor area** used for **dwelling units** that **lawfully** existed on the date of enactment of this By-law;

(F) the total **gross floor area** of all **retail store**, **personal service shop** and agency uses on a **lot** must not exceed the total **gross floor area** of office uses on the same **lot**;

(G) the minimum **building setback** from a **lot line** that abuts a **street** is:
  (i) 5.0 metres from a **lot line** abutting Eglinton Avenue East; and
  (ii) 3.0 metres from a **lot line** abutting Commonwealth Avenue;

(H) **parking spaces** must be provided at a minimum rate of:
  (i) 2.4 **parking spaces** per 100 square metres of **gross floor area** for all uses except **dwelling units**; and
  (ii) 1.25 **parking spaces** per each **dwelling unit**; and

(I) despite (G)(i) above, no minimum **building setback** from a **lot line** that abuts Eglinton Avenue East is required for exterior stairs.

Prevailing By-laws and Prevailing Sections:

(None apply)

(701) Exception CR 701

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the maximum height limit is 77.0 metres including all roof top equipment and mechanicals.

(C) all roof-top equipment and mechanicals must be wholly enclosed by walls;

(D) indoor **amenity space** must be provided at a minimum rate of 2.3 square metres for each **dwelling unit**;

(E) the maximum **gross floor area** of all **buildings**, excluding parking **structures**, must not exceed 3.0 times the area of the **lot**.

(F) the maximum number of **dwelling units** permitted is 411;

(G) the first phase of construction must have a minimum 2602 square metres of **gross floor area** used for office;

(H) one **dwelling unit** is permitted for every 10.8 square metres of **gross floor area** constructed for office usez up to 2602 square metres, and one **dwelling unit** is permitted for every 15 square metres of **gross floor area** constructed for office use in excess of 2602 square metres;

(I) the maximum **gross floor area** used for all **retail stores** and **personal service shops** must not exceed 1356 square metres;

(J) **parking spaces** must be provided at a minimum rate of 1.3 for each **dwelling unit**;

(K) of the **parking space** required in (J), a minimum of:

(i) 1.1 **parking space** for each **dwelling unit** must be for resident use;

(ii) 0.2 **parking space** for each **dwelling unit** must be for visitor use; and

(iii) 1 resident **parking space** for each **dwelling unit** must be in an enclosed garage; and

(L) the only non **dwelling unit** uses permitted are:

(i) **retail store**;

(ii) personal services shops and agencies;

(iii) commuter station; and

(iv) offices; and

(M) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply;

(N) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 66, of Scarborough By-law 10048.

(702) Exception CR 702

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

Site Specific Provisions:

(A) the maximum number of multiple-family **dwelling units** is 72;

(B) the maximum number **dwelling units** in an **apartment building** is 100;

(C) the permitted non-**dwelling unit** uses are only **retail stores** and **personal service shops**;

(D) the total **gross floor area** of all **retail stores** and **personal service shops** must not exceed 4270 square metres;

(E) the maximum **gross floor area** of all **buildings**, exclusive of parking **structures**, is equal to 1.8 times the area of the **lot**;

(F) indoor recreational floor space shall be provided on the basis of a minimum of 2.0 square metres for each **dwelling unit** in an **apartment building**;.

(G) **parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**;

(H) of the **parking space** required in (G) a minimum of 1.0 for each **dwelling unit** must be for resident use and a minimum of 0.2 for each **dwelling unit** must be for visitor use only.

Prevailing By-laws and Prevailing Sections:

(None apply)

(703) Exception CR 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 maximum **building** height is 65.0 metres;

(B) the maximum number of **dwelling units** is 350;

(C) indoor **amenity space** must be provided at a minimum rate of 2.2 square metres for each **dwelling unit**;

(D) outdoor **amenity space**./recreational space must be provided at a minimum rate of 4.5 square metres for each **dwelling unit**;

(E) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply;

(F) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply;

(G) the maximum **gross floor area** of all **buildings** must not exceed 3.1 times the area of the **lot**;

(H) the **gross floor area** of non- **dwelling unit** uses, excluding the **gross floor area** of all offices, must be the lesser of:

(i) 8830 square metres; and

(ii) 20% of the total built **gross floor area** of all uses; and

(I) **parking space** must be provided at a minimum rate of 1.4 for each **dwelling unit** and of those **parking spaces** a minimum of 1.0 for **dwelling unit** must be in a **building** or underground parking **structure** and 0.25 for **dwelling unit** must be for visitor parking;

Prevailing By-laws and Prevailing Sections:

(None apply)

(704) Exception CR 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 maximum **building** height is 55 metres;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) despite (B) no **building setback** from a **lot line** that abuts a **street** is required for:

(i) underground **structures**;

(ii) canopies and supporting columns; and

(D) indoor recreational floor space must be provided at a rate of 1.0 square metres for each **dwelling unit** in excess of 150 **dwelling units**;

(E) the maximum **gross floor area** must not exceed 2.7 times the area of the **lot**;

(F) the maximum number of **dwelling units** is 397;

(G) the maximum **interior floor area** of all **retail stores** is 860 square metres

(H) despite the use permissions for the zone, **vehicle fuel station**, **vehicle** service station, banquet hall, **eating establishment** and **eating establishment** take-out are not permitted; and

(I) **parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 0.2 **parking spaces** for each **dwelling unit** may be located in tandem;

(J) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply; and

(K) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 53, of Scarborough By-law 10048.

(706) Exception CR 706

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the **gross floor area** of all **buildings** must not be more than 75% of the area of the **lot**;

(C) the only uses permitted are:

(i) pharmacy; and

(ii) Business and Professional offices; and

(D) a pharmacy must not exceed 10% of the **gross floor area** on the **lot**;

(E) **parking space** must be provided at a minimum rate of 3 for each 100 square metres of **gross floor area**; and

(F) the maximum **lot coverage** is 35%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(707) Exception CR 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) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 2.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 14.0 metres

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 4; and

(H) no **parking space** is to be located in any yard abutting Danforth Avenue;

(I) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(I) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(J) despite (I)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(K) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(L) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(M) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(N) **lot coverage** does not apply;

(O) **parking spaces** located adjacent to the south **lot line** may have a length not be less than 4.3 metres ; and

(P) a **driveway** may have a width not be less than 5.3 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(708) Exception CR 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) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 2.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 14.0 metres

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 4; and

(H) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(I) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(L) despite (K)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(M) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(N) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(O) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area; and

(P) **lot coverage** does not apply.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(709) Exception CR 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) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:
  (i) **vehicle dealership**;
  (ii) **vehicle fuel station**;
  (iii) **vehicle washing establishment**; and
  (iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:
  (i) a minimum of 1.0 times the area of the **lot**; and
  (ii) a maximum of 3.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:
  (i) above the second above grade **storey** of the **building**; or
  (ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 23.0 metres

(G) the number of **storeys** is:
  (i) a minimum of 2: and
  (ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    (a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the **building** and elevator machine rooms; and
    (b) the overall height is not greater than 4.5 metres; and

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:
  (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
  (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:
  (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;
  (ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;
  (iii) 1.5 metres from any other **street**;

(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres.

(S) a garage must be setback a of 0.6 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(710) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
  (i) a minimum of 2.0 metres; and
  (ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:
  (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
  (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse
  (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  (ii) must not cover more than 50% of the roof area; and
  (ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:
  (i) **vehicle dealership**;
  (ii) **vehicle fuel station**;
  (iii) **vehicle washing establishment**; and
  (iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, **place of worship** and **public utility**; and

(P) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(711) Exception CR 711

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

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, **place of worship** and **public utility**; and

(P) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200;and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(712) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(L) the following uses are not permitted:
  (i) **vehicle dealership**;
  (ii) **vehicle fuel station**;
  (iii) **vehicle washing establishment**; and
  (iv) **vehicle service shop**; and

(M) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue; and

(N) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of
  1 **parking space** per 100 square metres of **gross floor area**; and
  (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(713) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
  (i) a minimum of 2.0 metres; and
  (ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:
  (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
  (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(714) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the

elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(L) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(M) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(N) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(715) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(L) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(M) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(N) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511.

(716) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(L) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(M) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(N) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(O) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(717) Exception CR 717

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

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

  (i) a minimum of 2.0 metres; and

  (ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

  (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

  (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

  (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

  (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

  (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

  (ii) must not cover more than 50% of the roof area; and

  (ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

  (i) **vehicle dealership**;

  (ii) **vehicle fuel station**;

  (iii) **vehicle washing establishment**; and

  (iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(E) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

  (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

  1 **parking space** per 100 square metres of **gross floor area**; and

  (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(F) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating**

establishment, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(718) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue; and

(O) **Parking space** for a **nursing home** must be provided at a minimum rate of 3.0 **parking spaces** for each 20 beds;

(P) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(Q) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(719) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(720) Exception CR 720

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

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) a **place of worship** is permitted;

(P) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(Q) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(721) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance

between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200;and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511.

(722) Exception CR 722

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

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue

East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511.

(723) Exception CR 723

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:
  (i) a minimum of 2.0 metres; and
  (ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:
  (i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
  (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:
  (i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and
  (ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse
  (i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;
  (ii) must not cover more than 50% of the roof area; and
  (ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:
  (i) **vehicle dealership**;
  (ii) **vehicle fuel station**;
  (iii) **vehicle washing establishment**; and
  (iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:
  (i) is 1000 square metres or less **parking space** must be provided at a minimum rate of
    1 **parking space** per 100 square metres of **gross floor area**; and
  (ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office,

nursing home, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 253, of Scarborough By-law 9511; and

(B) Schedule "C" Exception 34, of Scarborough By-law 9511

(724) Exception CR 724

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

Site Specific Provisions:

(A) the **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue

or Victoria Park Avenue;

(O) (B) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, **place of worship** and **public utility**;

(P) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 254, of Scarborough By-law 9511.

(725) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be

located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(BP Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(726) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 252, of Scarborough By-law 9511.

(727) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 255, of Scarborough By-law 9511.

(728) Exception CR 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 **building setback** from a **lot line** that abuts Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue is:

(i) a minimum of 2.0 metres; and

(ii) a maximum of 4.0 metres; and

(B) the minimum **building setback** from a **lot line** that abuts a **lot** in a residential zone category is 7.5 metres;

(C) if the **main wall** of a **building** faces Victoria Park Avenue, Pharmacy Avenue or Lawrence Avenue East, any portion of the **main wall** that is above 20 **storeys** in height must be setback 2 metres more than the **main wall** below it;

(D) if a **lot** abuts Lawrence Avenue East:

(i) a minimum of 70% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Lawrence Avenue East must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(E) if **buildings** have walls with openings to **dwelling units** facing each other, and a line projected at a right angle from one of these walls intercepts the other wall, the minimum above ground distance between those walls must be at least 15.0 metres;

(F) the minimum floor to ceiling height at first **storey** is 4.5 metres;

(G) no part of a **building** must penetrate a 45-degree **angular plane** projected over the **lot** from the elevation of the ground along any part of a **lot line** that abuts a **lot** in a residential zone category;

(H) The maximum **gross floor area** of any floor more than 27.0 metres above grade is 800 square metres;

(I) if a **building** contains more than 20 **dwelling units**, **amenity space** must be provided at a minimum rate of:

(i) 2.0 square metres of indoor **amenity space** for each **dwelling unit**, and it must be located inside the **building** and a direct access to a kitchen and washroom; and

(ii) 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, and a minimum of 40 square metres of it must be directly accessible to the indoor **amenity space**; and

(J) a mechanical penthouse

(i) must be stepped back an additional 6.0 metres to any required **building setback** from each **lot line** that abuts a **street**;

(ii) must not cover more than 50% of the roof area; and

(ii) must be no more than 6.0 metres in height; and

(K) a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** and it must be located on the second **storey** above grade or higher;

(L) a minimum 1.5 metres wide strip of land must be provided along the entire length of the part of a **lot line** that abuts a **lot** in a residential zone category, and it must be used for **landscaping** only;

(M) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**; and

(N) a **vehicle** must not be parked or stored in any yard abutting Lawrence Avenue, Pharmacy Avenue or Victoria Park Avenue;

(O) for a **Retail Store**, **Personal Service Shop**, Office, **Eating Establishment**, Recreational Use, and **Entertainment Place of Assembly** if the **gross floor area** of all these uses:

(i) is 1000 square metres or less **parking space** must be provided at a minimum rate of

1 **parking space** per 100 square metres of **gross floor area**; and

(ii) is greater than is 1000 square metres the parking rate in (i) above only applies to the first 1000 square metres of **gross floor area** for the uses having the lowest **parking space** requirements in Chapter 200 and all floor area in excess 1000 square metres must provide **parking spaces** for the uses as required in Chapter 200; and

(P) Despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**.

Prevailing By-laws and Prevailing Sections:

(A) SCHEDULE "B" Number 134, 215 and 256, of Scarborough By-law 9511.

(789) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(269), former City of York Zoning By-law 1-83.

(793) Exception CR 793

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 461.

(794) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(260), former City of York Zoning By-law 1-83.

(796) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(391), former City of York Zoning By-law 1-83.

(798) Exception CR 798

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(416), former City of York Zoning By-law 1-83.

(799) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(271) of the former City of York Zoning By-law 1-83.

(800) Exception CR 800

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 3.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts:

(i) a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres; and

(ii) a railway right-of-way is 30.0 metres; and

(F) the maximum **Building** Height is 23.0 metres;

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:

(a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the **building** and elevator machine rooms; and

(b) the overall height is not greater than 4.5 metres; and

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(801) Exception CR 801

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

Site Specific Provisions:

(A) the minimum **building setback** is:

(i) 3.0 metres from a **lot line** that abuts a **street** ;

(ii) 9.0 metres from a **side lot line**; and

(iii) 30 metres for all **structures** other than underground parking **structures** from a **rear lot line**; and

(B) the minimum **building setback** for an underground parking **structures** is;

(i) 3.0 metres from a **lot line** that abuts Danforth Avenue

(ii) 1.5 metres from a **lot line** that abuts Warden Avenue;

(iii) 3.0 metres from a **rear lot line**;

(iv) 1.0 metres from the west **lot line**; and

(v) no **building setback** from any other **lot line**; and

(C) the maximum height of a **building** is:

(i) 16 **storeys** for and **apartment building**, excluding rooftop mechanical equipment and parking **structures**; and

(ii) 6 **storeys** for an office **buildings**, excluding rooftop mechanical equipment and parking **structures**; and

(D) the maximum number of **dwelling units** must not exceed 1 for each 67 square metres of **lot area**;

(E) the maximum non-residential **gross floor area** of all **buildings** must not exceed 0.8 times the area of the **lot**;

(F) indoor **amenity space** for the must be provided at a minimum rate of 1.5 square metres for each **dwelling unit**;

(G) for each **dwelling unit** up to a maximum of 196, a minimum of 12.75 square metres of non-residential **interior floor area** must be provided and located within 35 metres of the **lot line** that abuts Danforth Avenue;

(H) a minimum of 1.3 **parking spaces** must be provided for each **dwelling unit**; and

(I) the only uses permitted are:

(i) **financial institution**;

(ii) offices;

(iii) **custom workshop**, for sale of goods on **premises**;

(iv) **entertainment place of Assembly**

(v) **recreation use**

(vi) **eating establishment** and takeout **eating establishment**

(vii) **Retail Stores**

(viii) **Service Shops**

(ix) Studios

Prevailing By-laws and Prevailing Sections:

(None Apply)

(802) Exception CR 802

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 4.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts:

(i) a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres; and

(ii) a railway right-of-way is 30.0 metres; and

(F) the maximum **Building** Height is 32.0 metres

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 10, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:

(a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the **building** and elevator machine rooms; and

(b) the overall height is not greater than 4.5 metres; and

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres; and

(S) despite 40.10.20.100 (2), a **Nightclub** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(803) Exception CR 803

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Danforth Road, is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and

(ii) any other **street** 3.0 metres; and

(B) a **place of worship** is permitted.

(C) a minimum 1.5 metre wide **soft landscaping** strip of land must be provided along the entire length of a **park** of a **lot line** that abuts a **lot** in a RD zone or RS zone;

Prevailing By-laws and Prevailing Sections:

(None Apply)

(804) Exception CR 804

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Danforth Road, is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and

(ii) Warden Avenue is 16.5 metres from the original centreline of the **street**; and

(iii) any other **street** 3.0 metres; and

(B) the maximum **lot coverage** is 70%; and

(C) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(805) Exception CR 805

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Danforth Road, is the greater of 3.0 metres from the **lot line** or 18.0 metres from the original centreline of the **street**; and

(ii) any other **street** 3.0 metres; and

(B) a **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(806) Exception CR 806

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) a **place of worship** is permitted;

(C) **parking spaces** must be provided at a minimum rate of:

(i) 10 for each 100 square metres of **gross floor area** used for an **eating establishment**; and

(ii) 2.6 for each 100 square metres of **gross floor area** for all other uses;

(D) a minimum 1.5 metre wide **soft landscaping** strip of land must be provided along the entire length of a **park** of a **lot line** that abuts a **lot** in a RD zone or RS zone;

(E) only the following uses are permitted:

(i) **financial institutions**;

(ii) Offices;

(iii) **Personal Service Shops**;

(iv) **eating establishments**;

(v) **Retail Stores**.

(F) an **eating establishment** must not be located less that 18.0 metres from a **lot** in a residential zone category;

(G) the maximum **interior floor area** of all **eating establishments** must not exceed 140 square metres; and

Prevailing By-laws and Prevailing Sections:

(None Apply)

(808) Exception CR 808

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 4.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 32.0 metres

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 10, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:

(a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the **building** and elevator machine rooms; and

(b) the overall height is not greater than 4.5 metres; and

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres; and

(S) despite 40.10.20.100 (2), a **Nightclub** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(810) Exception CR 810

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 4.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category,

commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 11.0 metres

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 3;

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(M) despite (M)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) despite 40.10.20.100 (2), a **Nightclub** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(811) Exception CR 811

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 3.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:
  (i) above the second above grade **storey** of the **building**; or
  (ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 23.0 metres

(G) the number of **storeys** is:
  (i) a minimum of 2: and
  (ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:
    (a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the **building** and elevator machine rooms; and
    (b) the overall height is not greater than 4.5 metres; and

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:
  (i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and
  (ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:
  (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;
  (ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;
  (iii) 1.5 metres from any other **street**;

(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(812) Exception CR 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) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:
  (i) **vehicle dealership**;
  (ii) **vehicle fuel station**;
  (iii) **vehicle washing establishment**; and
  (iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:
  (i) a minimum of 1.0 times the area of the **lot**; and
  (ii) a maximum of 2.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:
  (i) above the second above grade **storey** of the **building**; or
  (ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 14.0 metres

(G) the number of **storeys** is:
  (i) a minimum of 2: and
  (ii) a maximum of 4; and

(H) no **parking space** is to be located in any yard abutting Danforth Avenue;

(I) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:
  (i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and
  (ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(J) the **building setback** from a **lot line** that abuts a **street** is:
  (i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;
  (ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;
  (iii) 1.5 metres from any other **street**;

(K) despite (I)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(L) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(M) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(N) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(O) **lot coverage** does not apply.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(815) Exception CR 815

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:
  (i) **vehicle dealership**;
  (ii) **vehicle fuel station**;
  (iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 2.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 14.0 metres

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 4; and

(H) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(I) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(J) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(K) despite (J)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(L) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(M) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(N) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(O) **lot coverage** does not apply; and

(P) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(818) Exception CR 818

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

Site Specific Provisions:

(A) despite the uses listed in 40.10.20, the only permitted uses are: **dwelling unit** in a **building** type permitted by 40.10.20.40; **day nursery**; **education use**; **financial institution**; **club**; **hotel**; office; **nursing home**; **personal service shop**; **entertainment place of assembly**; **place of worship**; **private home daycare**; **recreation use**; **sports place of assembly**; **eating establishment**; **take-out eating establishment**; **retail store**; **retail service**; **retirement home**; **private school**; **public school**; municipally owned **public parking**; **transportation use**; ambulance depot; fire hall; police station; and **public utility**;

(B) the following uses are not permitted:

(i) **vehicle dealership**;

(ii) **vehicle fuel station**;

(iii) **vehicle washing establishment**; and

(iv) **vehicle service shop**;

(C) the **gross floor area** on a **lot** is:

(i) a minimum of 1.0 times the area of the **lot**; and

(ii) a maximum of 3.5 times the area of the **lot**; and

(D) a **dwelling unit** must be entirely located:

(i) above the second above grade **storey** of the **building**; or

(ii) at least 18.0 metres from a **lot line** that abuts Danforth Avenue;

(E) the minimum **building setback** from **lot line** that abuts a **lot** in the residential zone category, commercial residential zone category or institutional zone category is 7.5 metres;

(F) the maximum **Building** Height is 23.0 metres;

(G) the number of **storeys** is:

(i) a minimum of 2: and

(ii) a maximum of 7, excluding **basements** and mechanical penthouses. An additional **storey** if permitted if:

(a) it is used exclusively for mechanical penthouse purposes, which includes mechanical equipment for the **building** and elevator machine rooms; and

(b) the overall height is not greater than 4.5 metres; and

(H) the minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;

(I) no **parking space** is to be located in any yard abutting Danforth Avenue;

(J) if a **lot** in a CR zone abuts a **lot** in a RD zone or RS zone or is separated from a **lot** in a RD zone or RS zone by a **lane**, no part of the **building** in the CR zone is to penetrate a 45 degree **angular plane** over the **lot** in the CR zone, projected from:

(i) the level of grade along the entire portion of the **side lot line** that abuts the **lot** in the RD or RS zone; and

(ii) the portion of the **lot line** that abuts the **lane** commencing at an elevation equal to the width of the **lane** right-of-way;

(K) if a **lot** abuts Danforth Avenue:

(i) a minimum of 70% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**, when the total length of the **lot lines** along Lawrence Avenue East are more than 30.0 metres; and

(ii) in all other cases, a minimum of 60% of the frontage along Danforth Avenue must be occupied by the **main wall** of the first and second **storey** of a **building**; and

(L) the **building setback** from a **lot line** that abuts a **street** is:

(i) a maximum of 3.0 metres if the **lot line** abuts Danforth Avenue;

(ii) a minimum of zero metres if the **lot line** abuts Danforth Avenue;

(iii) 1.5 metres from any other **street**;

(M) despite (L)(i) if a **building** contains more than 6 stories above grade the **main wall** of the upper two most floors must be setback from a **lot line** that abuts a **street** an additional 1.5 metres to the **main wall** setback existing below the sixth **storey**;

(N) **bicycle parking spaces** must be provided at a rate of 0.5 bicycles per **dwelling unit**

(O) of the required **bicycle parking spaces** a minimum of80% must be for occupant use, and 20% must be for visitor use.

(P) if a **bicycle parking space** is located in a bicycle rack, the bicycle rack must be located in an enclosed and secure bicycle storage area;

(Q) **lot coverage** does not apply; and

(R) on the lands municipally known as 3246 Danforth Avenue, existing **parking spaces** may be located in tandem, with each **parking space** having a minimum dimensions of 2.4 metres by 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(819) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 264 Browns Line, former City of Etobicoke by-law 1979-278 prevails.

(820) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 278 Browns Line, former City of Etobicoke by-law 1979-175 prevails.

(826) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1204-2007 prevails.

(827) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 198 Browns Line, former City of Etobicoke by-laws 1991-26 and 1991-39 prevail.

(829) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 828-2006 prevails.

(830) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 4335 Bloor Street West, former City of Etobicoke by-law 14496 prevails.

(831) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 11448, 11728 and 13880 prevail.

(832) Exception CR 832

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

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) On 291 and 295 The West Mall, former City of Etobicoke by-laws 9138, 10955, 11449 and 11729 prevail.

(833) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 290 310 North Queen Street (West side) and 1790-1900 The Queensway (North side), former City of Etobicoke by-laws 83-20, 83-44, 1978-83 and 1981-158 prevail.

(834) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1750 The Queensway and 320 North Queen Street, former City of Etobicoke by-laws 83-20, 83-44, 1981-158, 1986-121 and 1986-234 prevail.

(835) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 467-2002 prevails.

(836) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 603 Evans Road and part of 805-863 Browns Line, former City of Etobicoke by-law 1290 prevails.

(837) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 872-1999 prevails.

(839) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 725 Browns Line, former City of Etobicoke by-law 1993-133 prevails.

(840) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 10955 and 11449 prevail; and

(B) City of Toronto by-law 641-2008 prevails.

(841) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 460 Renforth Drive, former City of Etobicoke by-laws 1993-28, 930, 12821 and 14137 prevail.

(842) Exception CR 842

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

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**; and

Prevailing By-laws and Prevailing Sections:

(A) On 401-405 The West Mall (East side), former City of Etobicoke by-law 1978-101 prevails.

(844) Exception CR 844

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

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**; and

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 10955 and 11449 prevail.

(845) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

On 2-6 Eva Road (North side):

(A) Former City of Etobicoke by-laws 10955 and 11449 prevail; and

(B) City of Toronto by-law 600-2009 prevails.

(846) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 577 Burnhamthorpe Road, former City of Etobicoke by-law 1997-174 prevails.

(848) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1989-25 prevails.

(849) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1983-4 prevails.

(850) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2732-2750 Lakeshore Boulevard (North side), former City of Etobicoke by-law 1980-189 prevails.

(862) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 304-2000 prevails.

(868) Exception CR 868

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

Site Specific Provisions:

(A) **Dwelling units** are only permitted above the **first floor**;

Prevailing By-laws and Prevailing Sections:

(B) On 268 Royal York Road, former City of Etobicoke by-laws 1982-253 and 1992-63 prevail.

(869) Exception CR 869

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

Site Specific Provisions:

(A) **Dwelling units** are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(870) Exception CR 870

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

Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) **Dwelling units** are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections:

(A) the City of Toronto by-law 735-1999.

(871) Exception CR 871

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

Site Specific Provisions:

(A) **Dwelling units** are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections:

(A) the City of Toronto by-law 971-2003.

(872) Exception CR 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) **Dwelling units** are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections:

(A) On 2454-2458 Lakeshore Boulevard (Northwest side) and 1 Mimico Avenue, former City of Etobicoke by-law 1985-266 prevails.

(873) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 255 The East Mall, former City of Etobicoke by-law 1978-63 prevails.

(874) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 225 The East Mall, former City of Etobicoke by-laws 1985-105 and 13818 prevail.

(875) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 and 10 East Mall Crescent, former City of Etobicoke by-law 1454 prevails.

(876) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 Billingham Road, former City of Etobicoke by-law 3167 prevails.

(877) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1 East Mall Crescent, former City of Etobicoke by-laws 1979-146, 1979-166 and 1980-33 prevail.

(878) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 5476 Dundas Street West, former City of Etobicoke by-laws 12273 and 12245 prevail.

(879) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 5511 and 5513 Dundas Street West, former City of Etobicoke by-laws 1987-23 and 1993-46 prevail.

(881) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(324), former City of York Zoning By-law 1-83.

(892) Exception CR 892

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 757 prevail.

(893) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-160 prevails; and

(B) City of Toronto by-law 731-2001 prevails.

(894) Exception CR 894

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 397 Rathburn Road, former City of Etobicoke by-law 1993-44 prevails.

(898) Exception CR 898

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

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1388 and 2308 prevail.

(901) Exception CR 901

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

Site Specific Provisions:

(A) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) On 464-480 The East Mall (West side), former City of Etobicoke by-law 1997-90 prevails.

(902) Exception CR 902

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1 Valhalla Inn Road, former City of Etobicoke by-laws 1985-100 and 1991-199 prevail.

(903) Exception CR 903

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 15029 prevails.

(905) Exception CR 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) Despite 40.5.1.10 (2), the maximum permitted floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 provided:

(i) a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) On 300-304 The East Mall (West side), former City of Etobicoke by-law 4065 prevails.

(912) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(280), former City of York Zoning By-law 1-83.

(913) Exception CR 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) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(B) Section 16(400), former City of York Zoning By-law 1-83.

(914) Exception CR 914

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(358), former City of York Zoning By-law 1-83; and

(B) Section 16(220), former City of York Zoning By-law 1-83.

(915) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(220), former City of York Zoning By-law 1-83.

(916) Exception CR 916

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or

a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(338), former City of York Zoning By-law 1-83.

(917) Exception CR 917

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(426) of the former City of York Zoning By-law 1-83.

(918) Exception CR 918

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(349), former City of York Zoning By-law 1-83.

(919) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(418), former City of York Zoning By-law 1-83.

(920) Exception CR 920

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(36), former City of York Zoning By-law 1-83.

(921) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(138) of the former City of York Zoning By-law 1-83.

(922) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(203), former City of York Zoning By-law 1-83.

(923) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(102), former City of York Zoning By-law 1-83.

(924) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(68), former City of York Zoning By-law 1-83; and

(B) Section 16(344), former City of York Zoning By-law 1-83.

(925) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(68), former City of York Zoning By-law 1-83; and

(B) Section 16(223), former City of York Zoning By-law 1-83.

(926) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(68), former City of York Zoning By-law 1-83; and

(B) Section 16(222), former City of York Zoning By-law 1-83.

(927) Exception CR 927

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(410), former City of York Zoning By-law 1-83.

(928) Exception CR 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 16(53), former City of York Zoning By-law 1-83.

(929) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(60), former City of York Zoning By-law 1-83.

(932) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1990-178; and

(B) Former City of Etobicoke by-law 1990-252.

(933) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8498.

(949) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1092-2006.

(956) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 740-2003.

(958) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 11851; and

(B) City of Toronto by-law 421-2002.

(959) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8855;

(B) Former City of Etobicoke by-law 9908; and

(C) Former City of Etobicoke by-law 1995-223.

(960) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(311), former City of York Zoning By-law 1-83.

(961) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(376), former City of York Zoning By-law 1-83.

(962) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(132), former City of York Zoning By-law 1-83.

(966) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(260), of former City of York Zoning By-law 1-83; and

(B) Section 16(421), of former City of York Zoning By-law 1-83.

(968) Exception CR 968

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(257), former City of York Zoning By-law 1-83; and

(B) Section 16(421), former City of York Zoning By-law 1-83.

(969) Exception CR 969

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(245), former City of York Zoning By-law 1-83; and

(B) Section 16(421), former City of York Zoning By-law 1-83.

(970) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of York By-law PB 277; and

(B) Section 16(421), former City of York Zoning By-law 1-83.

(971) Exception CR 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) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 758.

(972) Exception CR 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) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(256), former City of York Zoning By-law 1-83.

(973) Exception CR 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) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 197.

(974) Exception CR 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) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(261), former City of York Zoning By-law 1-83.

(975) Exception CR 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) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** (Weston Road) shall be limited to 9.0 metres in height; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(331), former City of York Zoning By-law 1-83.

(976) Exception CR 976

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

Site Specific Provisions:

(A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law PB 2494.

(977) Exception CR 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 portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law PB 2428.

(978) Exception CR 978

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

Site Specific Provisions:

(A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) the maximum permitted height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres; and

(iv) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(v) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(306), former City of York Zoning By-law 1-83.

(979) Exception CR 979

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

Site Specific Provisions:

(A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height.

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law PB 2866; and

(B) Section 16(243), former City of York Zoning By-law 1-83.

(980) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(195), former City of York Zoning By-law 1-83.

(982) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of York by-law 13249.

(983) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 829-2006;

(B) Sections 11.2.1(10), former City of York Zoning By-law 1-83;

(C) Sections 11.3.1(5)(b), former City of York Zoning By-law 1-83; and

(D) Sections 16(343), former City of York Zoning By-law 1-83.

(985) Exception CR 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) City of Toronto by-law 829-2006;

(B) Sections 11.2.1(10), former City of York Zoning By-law 1-83;

(C) Sections 11.3.1(5)(b), former City of York Zoning By-law 1-83; and

(D) Section 16(343), former City of York Zoning By-law 1-83.

(986) Exception CR 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) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is

from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(123), former City of York Zoning By-law 1-83.

(987) Exception CR 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) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(224), former City of York Zoning By-law 1-83.

(988) Exception CR 988

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(207), former City of York Zoning By-law 1-83.

(989) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(326), former City of York Zoning By-law 1-83.

(995) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1990-155.

(1002) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 66;

(B) Former City of Etobicoke by-law 106;

(C) Former City of Etobicoke by-law 15616;

(D) Former City of Etobicoke by-law 1981-92;

(E) Former City of Etobicoke by-law 1981-172; and

(F) Former City of Etobicoke by-law 1982-81.

(1005) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12.1.4, former Borough of East York Zoning By-law 6752.

(1006) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12.1.7, former Borough of East York Zoning By-law 6752.

(1102) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1992-224.

(1103) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8547.

(1104) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8547;

(B) Former City of Etobicoke by-law 3883;

(C) Former City of Etobicoke by-law 13717;

(D) Former City of Etobicoke by-law 13882;

(E) Former City of Etobicoke by-law 14362; and

(F) Former City of Etobicoke by-law 14727.

(1105) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1987-77.

(1106) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3883.

(1107) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 14584; and

(B) Former City of Etobicoke by-law 14828.

(1108) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 10379;

(B) Former City of Etobicoke by-law 10980;

(C) Former City of Etobicoke by-law 14584;

(D) Former City of Etobicoke by-law 14759; and

(E) Former City of Etobicoke by-law 14828.

(1109) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1986-248.

(1111) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1025; and

(B) Former City of Etobicoke by-law 1972.

(1112) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1903.

(1113) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1793.

(1115) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1981-207; and

(B) Former City of Etobicoke by-law 1978-269.

(1116) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke Zoning By-law 840.

(1117) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1986-236.

(1119) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13207.

(1124) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1989-78.

(1125) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-43.

(1127) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3228; and

(B) Former City of Etobicoke by-law 1986-19.

(1129) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 163-2006.

(1130) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1409-2007.

(1132) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1978-62.

(1133) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 4322.

(1134) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 931; and

(B) Former City of Etobicoke by-law 1077.

(1135) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 931;

(B) Former City of Etobicoke by-law 9844;

(C) Former City of Etobicoke by-law 1077;

(D) Former City of Etobicoke by-law 10130.

(1136) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 8686; and

(B) City of Toronto by-law 483-2006.

(1138) Exception CR 1138

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 615.

(1139) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1988-7.

(1140) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 4168;

(B) Former City of Etobicoke by-law 9844; and

(C) Former City of Etobicoke by-law 1978-95.

(1141) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3645; and

(B) Former City of Etobicoke by-law 3719.

(1142) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2614.

(1143) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 12666;

(B) Former City of Etobicoke by-law 13458; and

(C) Former City of Etobicoke by-law 13722.

(1144) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1302;

(B) Former City of Etobicoke by-law 8796;

(C) Former City of Etobicoke by-law 12949; and

(D) Former City of Etobicoke by-law 13088.

(1148) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1989-60.

(1149) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1990-179.

(1150) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(206), former City of York Zoning By-law 1-83.

(1151) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2854; and

(B) Former City of Etobicoke by-law 4323.

(1152) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 939.

(1156) Exception CR 1156

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

Site Specific Provisions:

(A) Despite Article 40.10.20, a **vehicle fuel station**, **vehicle dealership**, **vehicle service shop** and **entertainment place of assembly** are not permitted uses;

(B) the maximum **gross floor area** of all **buildings** is 0.4 times the area of the **lot**;

(C) the minimum **building setback** from a **lot line** that abuts Sheppard Avenue East is the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East; and

(D) the minimum **building setback** from a **lot line** abutting a residential detached (RD) zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1157) Exception CR 1157

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings** is 0.24 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a **lot line** abutting Lawrence Avenue East;

(ii) the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from a

lot line abutting Midland Avenue; and

(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) the maximum permitted **building** height is the lesser of 4.0 **storeys** or 13.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1158) Exception CR 1158

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

Site Specific Provisions:

(A) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.4 time s the area of the **lot**;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the original centre line of Lawrence Avenue East or 3.0 metres from a **lot line** abutting Lawrence Avenue East;

(ii) the greater of 16.5 metres from the original centre line of Midland Avenue or 3.0 metres from a **lot line** abutting Midland Avenue; and

(iii) 3.0 metres from the **lot line** abutting any other **street**; and

(C) the minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1160) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 2709 to 2741 Yonge Street in 1993, Section 12(1) 345 of former City of Toronto By-law 438-86.

(1163) Exception CR 1163

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

Site Specific Provisions:

(A) **Dwelling units** are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1164) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 6.11.1, former Town of Leaside Zoning By-law 1916.

(1165) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 8.A.12, former Borough of East York Zoning By-law 6752.

(1167) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(306), former City of York Zoning By-law 1-83.

(1168) Exception CR 1168

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

Site Specific Provisions:

(A) The maximum **building setback** from the **front lot line** is 0m.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1169) Exception CR 1169

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

Site Specific Provisions:

(A) Any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** shall be limited to 9.0 metres in height.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1170) Exception CR 1170

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

Site Specific Provisions:

(A) Despite the uses permitted by 40.10.20, the following uses are not permitted: **dwelling unit**, **nursing home**, **seniors community house**, **crisis care shelter**, **group home**, **municipal shelter**, **retirement home**, **residential care home**, **religious residence**, **student residence**, **respite care facility**, **tourist home**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1171) Exception CR 1171

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

Site Specific Provisions:

(A) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(None Apply

(1172) Exception CR 1172

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

Site Specific Provisions:

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1174) Exception CR 1174

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

Site Specific Provisions:

(A) If the **lot** contains a use not permitted by this By-law on the date of enactment of this By-law, that

use may remain provided that the use continues.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 335 of former City of Toronto By-law 438-86.

(1175) Exception CR 1175

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

Site Specific Provisions:

(A) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(C) **Dwelling units** are only permitted above the first **storey**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 279 of former City of Toronto By-law 438-86.

(1177) Exception CR 1177

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

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1181) Exception CR 1181

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the only permitted uses are: **public parking** and **dwelling unit**;

(B) **Public parking** is a permitted use provided:

(i) it is only for the use of the funeral establishment at 855 Albion Road;

(ii) a maximum of 34 **parking spaces** are provided; and

(iii) a fence is erected along the property line abutting Riverdale Drive;

(C) **Dwelling unit** is a permitted use provided:

(i) it is in the form of a **detached house**; and

(ii) it complies with all applicable requirements for a **detached house** found in Section 10.20.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1182) Exception CR 1182

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

Site Specific Provisions:

(A) No setback from a **side lot line** is required for a **building** provided:

(i) the **building** does not contain any residential uses; and

(ii) the maximum **building** height is 2 **storeys**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1184) Exception CR 1184

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

Site Specific Provisions:

(A) Despite Article 40.10.20, a **vehicle dealership** is a permitted use provided it complies with Section 150.90 of this By-law;

(B) despite Article 40.10.20, a **vehicle service shop** is a permitted use provided it complies with Section 150.94 of this By-law;

(B) the maximum permitted **gross floor area**, not including the area used for interior walkways, is 0.4 times the area of the **lot**; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:

(i) 21.0 metres from the centre line of Finch Avenue East, or 3.0 metres from the **lot line** abutting Finch Avenue East.

Prevailing By-laws and Prevailing Sections:

(None apply)

(1185) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7 of former City of Scarborough Zoning By-law 1978

(1186) Exception CR 1186

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

Site Specific Provisions:

(A) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(B) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 950-2005 prevails; and

(B) City of Toronto by-law 339-2006 prevails.

(1187) Exception CR 1187

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

Site Specific Provisions:

(A) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(B) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 950-2005 prevails; and

(B) City of Toronto by-law 339-2006 prevails.

(1188) Exception CR 1188

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

Site Specific Provisions:

(A) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(B) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 950-2005 prevails; and

(B) City of Toronto by-law 339-2006 prevails.

(1189) Exception CR 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:

The lands subject to this exception must comply with City of Toronto by-law 950-2005 as amended by 339-2006.

(1193) Exception CR 1193

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

Site Specific Provisions:

(A) The maximum permitted **gross floor area**, excluding the **gross floor area** of **basements** is 0.22 times the area of the **lot**; and

(B) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 18.0 metres from the original centre line of Victoria Park Avenue, or 3.0 metres from a **lot line** abutting Victoria Park Avenue;

(ii) the greater of 16.5 metres from the original centre line of Pharmacy Avenue, or 3.0 metres from a **lot line** abutting Pharmacy Avenue;

(iii) the greater of 23.0 metres from the original centre line of Eglinton Avenue East, or 5.0 metres from a **lot line** abutting Eglinton Avenue East; and

(iv) 3.0 metres from a **lot line** abutting any other **street** not included in (i), (ii) or (iii).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1194) Exception CR 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:

(A) On a **lot**, a combined **retail store**, **manufacturing use** and **warehouse** is permitted subject to no more than two entrances to Jarvis Street. [TO: 438-86; 12(1) 1]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1195) Exception CR 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:

(A) A combined **retail store**, **manufacturing use** and **warehouse** are permitted uses; and

(B) No more than two **driveways** to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

(C) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

(ii) any portion of the **lot** located within the setback area in (E)(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 (E)(ii), above, must be used for **soft landscaping**:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1196) Exception CR 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:

(A) On a **lot**, a combined **retail store**, **manufacturing use** and **warehouse** is permitted subject to no more than two entrances to Jarvis Street. [TO: 438-86; 12(1) 1]

(B) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1197) Exception CR 1197

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

Site Specific Provisions:

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

(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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1199) Exception CR 1199

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1202) Exception CR 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:

(A) On a **lot**, a **building** may permit any of the permitted uses listed in the CR zone, provided:

(i) the **gross floor area** of permitted non-residential uses does not exceed 53,130 square metres; and

(ii) for the purposes of this exception, the calculation of **gross floor area** will include any portion of the **building** located below grade that is used for the purposes of **retail stores**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(1203) Exception CR 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:

(A) On a **lot**, a **building** may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen Street East, provided:

(i) no portion of the **building** within 9.1 metres of the easterly limit of Yonge Street or westerly limit of Victoria Street exceeds a height of 30.5 metres; and

(ii) no portion of the **building**, except for one of more structural columns, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East within the vertical distance contained between the elevation of the public sidewalk at the aforesaid limits and the elevation that is 3.1 metres above the public sidewalk at these limits.

(B) On a **lot**, a clinic, **club**, **performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution**, **personal service shop**, **pet services**, **eating establishment**, **take-out eating establishment**, **retail store**, **service shop**, **custom workshop**, **artist studio**, **production studio**, **software development and processing**, **retail service**, **ancillary** showroom, publisher/office, auctioneer's **premises**, **entertainment place of assembly** and **place of assembly** are permitted without providing or maintaining **parking spaces** on the **lot**;

(C) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces** on the **lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and

(D) a **non-residential building** or **mixed use building** is permitted without providing the required common outdoor **amenity space**.

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Section 12(2) 258 of former City of Toronto By-law 438-86.

(1204) Exception CR 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:

(A) On a **lot**, an **entertainment place of assembly** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1205) Exception CR 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:

(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) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1206) Exception CR 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:

(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) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1207) Exception CR 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:

(A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

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

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

(1208) Exception CR 1208

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1209) Exception CR 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) On the lands, a **building** may exceed a floor space index of 1.5 by 0.5, if the **lot area** is less than 139.35 square metres;

(B) On the lands, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **retail service**, **pet services**, **laboratory**, **production studio**, **club**, **recreation use**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **holistic centre** is not permitted uses. [TO: 438-86; 12 (2) 100]

(C) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1210) Exception CR 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) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1211) Exception CR 1211

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1212) Exception CR 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:

(A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1213) Exception CR 1213

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

Site Specific Provisions:

(A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1214) Exception CR 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) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

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

(1215) Exception CR 1215

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1216) Exception CR 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) On a **lot**, a **seniors community house** is a permitted use, if:

(i) the **gross floor area** of the **building** does not exceed 9,653 square metres.

(1217) Exception CR 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) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

(1218) Exception CR 1218

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

Site Specific Provisions:

(A) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
  (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
  (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
  (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
    (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1219) Exception CR 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) 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.

(1221) Exception CR 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) Section 12(2) 227 of former City of Toronto By-law 438-86.

(1222) Exception CR 1222

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

Site Specific Provisions:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
  (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1223) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(1224) Exception CR 1224

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

Site Specific Provisions:

(A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1225) Exception CR 1225

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

Site Specific Provisions:

(A) On the lands municipally known as 1395 and 1397 Queen Street East in 1983, a **market garden** and a **retail store** that is a hardware shop are permitted uses, if the **retail store interior floor area** does not exceed 200 square metres. [TO: 438-86; 12 (1) 183]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1226) Exception CR 1226

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

Site Specific Provisions:

(A) On a **lot**, a **building** supply yard, **ancillary retail store** and **open storage** are permitted uses if no extension of the **building** beyond the main **front wall** of the **building** that existed on the **lot** on July 22, 1987 has occurred.

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

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

(1227) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 335 of former City of Toronto By-law 438-86.

(1228) Exception CR 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:

(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) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1229) Exception CR 1229

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

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

(1230) Exception CR 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) On a **lot**, a **building** or **structure** that existed in 1987 is permitted to exceed the permitted height limit established by this By-law.

(1231) Exception CR 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) 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.

(1232) Exception CR 1232

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

Site Specific Provisions:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1233) Exception CR 1233

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

Site Specific Provisions:

(A) On a **lot**, **public parking** as a permitted use in a **building** or **structure** is not permitted; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(1234) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1237) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1238) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

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

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1239) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1240) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1241) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1242) Exception CR 1242

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

Site Specific Provisions:

(A) 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(1) 232 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1243) Exception CR 1243

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

Site Specific Provisions:

(A) 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(1) 232 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1244) Exception CR 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) 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]

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

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(1245) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) On 175 BLOOR ST E, 227 BLOOR ST E, and 600 JARVIS ST, former City of Toronto by-law 97-0610.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1246) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1247) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 156 of former City of Toronto By-law 438-86.

(1248) Exception CR 1248

The lands, or a 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 **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1250) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1253) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(1) 232 of former City of Toronto By-law 438-86.

(1257) Exception CR 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 a **lot**, an **apartment building** is a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.

(B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:

(i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;

(ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and

(iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1259) Exception CR 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:

(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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1260) Exception CR 1260

The lands, or a portion thereof 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]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1265) Exception CR 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:

Prevailing By-laws and Prevailing Sections:

(A) On a **lot**, a medical centre with offices for doctors, an operating room and **laboratory** facilities is a permitted use provided:

(i) the **building** or **structure** does not exceed the **gross floor area** that was permitted by by-law 18642, as amended to March 23, 1954; and

(ii) the **building**, **structure**, and the use of the land complies in all other respects with by-law 18642.

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1267) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1268) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

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

(1271) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 258 of former City of Toronto By-law 438-86.

(1273) Exception CR 1273

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1274) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(none apply)

(1278) Exception CR 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) On a **lot**, in addition to the uses permitted in the zone, a **dwelling unit** in an **apartment building** is also permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 207 of former City of Toronto By-law 438-86.

(1279) Exception CR 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 the lands municipally known as 347 Bathurst Street in 1981, a **financial institution** is a permitted use if the floor space index of the **building** and any additions does not exceed 1.0. [TO: 438-86; 12(1) 30]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4); and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1280) Exception CR 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) On a **lot**, a **vehicle fuel station** is a permitted use.

(1281) Exception CR 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:

Prevailing By-laws and Prevailing Sections:

(A) On a **lot**, an office, charitable institution, **education use**, **eating establishment**, **take-out eating establishment**, public or separate school is a permitted use, if the **gross floor area** does not exceed that which existed in 1981.

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

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)] And

(D) the City of Toronto by-law 576-2009.

(1282) Exception CR 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:

Prevailing By-laws and Prevailing Sections:

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

(1285) Exception CR 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: Prevailing By-laws and Prevailing Sections:

(A) On a **lot**, a **vehicle repair shop** is a permitted use.

(1286) Exception CR 1286

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

Site Specific Provisions:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1287) Exception CR 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:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor**

area of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1288) Exception CR 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 a **lot**, **public parking** as a permitted use in a **building** or **structure** is not permitted; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1290) Exception CR 1290

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 203 of former City of Toronto By-law 438-86.

(1291) Exception CR 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:

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

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

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

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1294) Exception CR 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:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1298) Exception CR 1298

The lands, or a 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**, the maximum **interior floor area** used for an **amusement arcade**, **recreation use**, **eating establishment**, or any combination of these uses is 400 square metres; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1299) Exception CR 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:

(A) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

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

(1300) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 257 of former City of Toronto By-law 438-86.

(C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1301) Exception CR 1301

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

Site Specific Provisions:

(A) On the lands, an **eating establishment** or a **take-out eating establishment** is not a permitted use. [TO: 438-86; 12 (2) 264]

Prevailing By-laws and Prevailing Sections:

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

(1302) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

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

(1305) Exception CR 1305

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

Site Specific Provisions:

(A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 350 of former City of Toronto By-law 438-86.

(B) Section 12(2) 328 of former City of Toronto By-law 438-86.

(1307) Exception CR 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) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 328 of former City of Toronto By-law 438-86.

(1310) Exception CR 1310

The lands, or a portion thereof as noted below, are 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 institutional use is a permitted use, if the floor space index does not exceed 7.8.

(B) Lands known as 72, 74 Elm Street, 674 Bay Street, 85 and 87 Walton Street shall be considered one **lot** for the purposes of this By-law.

(1313) Exception CR 1313

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

Site Specific Provisions:

(A) On a **lot**, a clinic, **club**, **performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution**, **personal service shop**, **pet services**, **eating establishment**, **take-out eating establishment**, **retail store**, **service shop**, **custom workshop**, **artist studio**, **production studio**, **software development and processing**, **retail service**, **ancillary** showroom, publisher/office, auctioneer's **premises**, **entertainment place of assembly** and **place of assembly** are permitted without providing or maintaining **parking spaces** on the **lot**;

(B) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces** on the **lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and

(C) a **non-residential building** or **mixed use building** is permitted without providing the required common outdoor **amenity space**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 258 of former City of Toronto By-law 438-86.

(1317) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 111 of former City of Toronto By-law 438-86.

(G) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1318) Exception CR 1318

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 111 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1319) Exception CR 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) On a **lot**, **public parking** as a permitted use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1320) Exception CR 1320

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1322) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

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

(1323) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1324) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1325) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1326) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1327) Exception CR 1327

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1328) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(1329) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(1332) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1333) Exception CR 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) Lands known as 72, 74 Elm Street, 674 Bay Street, 85 and 87 Walton Street shall be considered one **lot** for the purposes of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1334) Exception CR 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 a **lot**, a **crisis care shelter** or **municipal shelter** for women is a permitted use.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1335) Exception CR 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 municipally known as 900 Dufferin Street in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) On the lands municipally known as 1000 Gerrard Street East in 1996, the combined **interior floor**

area for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1336) Exception CR 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) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

(B) 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**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1338) Exception CR 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) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1339) Exception CR 1339

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

Site Specific Provisions:

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

(B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1345) Exception CR 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) 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**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1348) Exception CR 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:

(A) On the lands municipally known as 95 Walton Street in 1984, a **district heating and cooling plant** is a permitted use. The height of the smoke stack of the plant may not exceed 140 metres as measured by the average elevation of grade along the **lot line** that abuts Walton Street, and the elevation of the highest point of the smoke stack. [TO: 438-86; 12(1) 51]

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(1349) Exception CR 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:

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

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1350) Exception CR 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:

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

Prevailing By-laws and Prevailing Sections:

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

(1351) Exception CR 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) 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

Prevailing By-laws and Prevailing Sections:

(none apply)

(1353) Exception CR 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) On a **lot**, a **hospital** is a permitted use provided the total **gross floor area** for the principle use and **ancillary** uses that existed on July 24, 1979 is not exceeded.

Prevailing By-laws and Prevailing Sections:

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

(1354) Exception CR 1354

The lands, or a 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 **education use** by George Brown College is a permitted use provided the floor space index of the **building** does not exceed 3.5.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1355) Exception CR 1355

The lands, or a portion thereof as noted below, are 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 **education use** is a permitted use in a portion of the first or second **storey** of a **building** that existed on the **lot** in 1978.

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1357) Exception CR 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:

(A) On the lands municipally known as 9 Asquith Avenue in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law will not exceed 6.5. [TO: 438-86; 12(1) 82]

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1366) Exception CR 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:

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

(i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;

(ii) the height of the **building** does not exceed 18.0 metres;

(iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1367) Exception CR 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:

(A) On the lands, a **building** may exceed a floor space index of 1.5 by 0.5, if the **lot area** is less than 139.35 square metres;

(B) On the lands, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **retail service**, **pet services**, **laboratory**, **production studio**, **club**, **recreation use**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **holistic centre** is not permitted uses. [TO: 438-86; 12 (2) 100]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1371) Exception CR 1371

The lands, or a 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**, **public parking** as a permitted use in a **building** or **structure** is not permitted; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, City of Toronto by-law 1201-2009.

(C) On 1 MOUNT PLEASANT RD, former City of Toronto by-law 356-89.

(D) On 1 MOUNT PLEASANT RD, former City of Toronto by-law 473-78.

(E) On 1 MOUNT PLEASANT RD, former City of Toronto by-law 474-78.

(F) On 1 MOUNT PLEASANT RD, City of Toronto by-law 991-01.

(1372) Exception CR 1372

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1375) Exception CR 1375

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1378) Exception CR 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:

(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**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1380) Exception CR 1380

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

Site Specific Provisions:

(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1382) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1383) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1384) Exception CR 1384

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

Site Specific Provisions:

(A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, or **vehicle washing establishment** is not

a permitted use if the **front lot line** setback is greater than 1.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 207 of former City of Toronto By-law 438-86.

(1385) Exception CR 1385

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

Site Specific Provisions:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 203 of former City of Toronto By-law 438-86.

(1386) Exception CR 1386

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

Site Specific Provisions:

(A) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 203 of former City of Toronto By-law 438-86.

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

(1387) Exception CR 1387

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

Site Specific Provisions:

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

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1388) Exception CR 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) On a **lot**, a **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1389) Exception CR 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) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle dealership**, or **public parking** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 207 of former City of Toronto By-law 438-86.

(1390) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) the lands subject to this exception must comply with City of Toronto By-law 180-2005.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 216 of former City of Toronto By-law 438-86.

(E) on the even numbered addresses of 30-50 MUTUAL ST, 80 QUEEN ST E, and 88 QUEEN ST E, former City of Toronto by-law 699-92, as amended.

(1391) Exception CR 1391

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

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

(D) the lands subject to this exception must comply with City of Toronto By-law 180-2005.

(E) on the even numbered addresses of 30-50 MUTUAL ST, 80 QUEEN ST E, and 88 QUEEN ST E, former City of Toronto by-law 699-92, as amended.

(1392) Exception CR 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) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (E)(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 (E)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

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

(1393) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1394) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 219 of former City of Toronto By-law 438-86.

(1395) Exception CR 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) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1397) Exception CR 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) On a **lot**, a **retail store**, **eating establishment**, or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1398) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 219 of former City of Toronto By-law 438-86.

(1399) Exception CR 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) On a **lot**, an **eating establishment** or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1400) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 228 of former City of Toronto By-law 438-86.

(1401) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1402) Exception CR 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) On the lands which have **front lot lines** on Bellair Street, Cumberland Street and Yorkville Avenue,

between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1403) Exception CR 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) On the lands, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1404) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1405) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1406) Exception CR 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) On the lands, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1407) Exception CR 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) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 276 of former City of Toronto By-law 438-86.

(1408) Exception CR 1408

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1409) Exception CR 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) 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)

(1410) Exception CR 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) 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)

(1411) Exception CR 1411

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

Site Specific Provisions:

(A) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1412) Exception CR 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:

(A) On the lands known municipally as 1905, 1907, 1909, 2331, 2331 1/2, 2333, 2335, and 2337 Queen Street East in 1987, the minimum **front yard setback** is 5.5 metres. [TO: 438-86; 12(2) 184 (i)]

(B) On the lands known municipally as 1905, 1907, 1909, 2331, 2331 1/2, 2333, 2335, and 2337 Queen Street East in 1987, no **vehicle** may be parked within 5.5 metres of the **front lot line**. [TO: 438-86; 12(2) 184 (ii)]

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1413) Exception CR 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) 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)]

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1414) Exception CR 1414

The lands, or a portion thereof as noted below, are subject 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) 174 of former City of Toronto By-law 438-86.

(1415) Exception CR 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) 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)]

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1417) Exception CR 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:

Prevailing By-laws and Prevailing Sections:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1418) Exception CR 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

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

(1419) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1420) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

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

(1421) Exception CR 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 known municipally as 262 to 286 Avenue Road, a bake shop, **club**, **eating establishment**, and **take-out eating establishment** are not permitted uses. [TO: 438-86; 12(2) 197]

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(none apply)

(1422) Exception CR 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 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)

(1423) Exception CR 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) On a **lot**, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 221 of former City of Toronto By-law 438-86.

(1424) Exception CR 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) On the lands, the main **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**. [TO: 438-86; 12(2) 222]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1425) Exception CR 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) 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:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1427) Exception CR 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:

(None Apply)

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.

(1429) Exception CR 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) On the lands, an **eating establishment** or a **take-out eating establishment** is not a permitted use. [TO: 438-86; 12 (2) 264]

Prevailing By-laws and Prevailing Sections:

(None apply)

(1430) Exception CR 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) On the lands, an **eating establishment** or a **take-out eating establishment** is not a permitted use. [TO: 438-86; 12 (2) 264]

Prevailing By-laws and Prevailing Sections:

(None apply)

(1431) Exception CR 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:

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.

(1432) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

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

(1433) Exception CR 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

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

(1434) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 292 of former City of Toronto By-law 438-86.

(1435) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1437) Exception CR 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) On the lands, no window of a **building** facing Pleasant Boulevard shall display goods or advertising. [TO: 438-86; 12 (2) 30]

(B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(none apply)

(1438) Exception CR 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1439) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

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

(1440) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 258 of former City of Toronto By-law 438-86.

(1441) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 321 of former City of Toronto By-law 438-86.

(1442) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 33 of former City of Toronto By-law 438-86.

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

(1443) Exception CR 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:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1444) Exception CR 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) On a **lot**, an **apartment building** or **townhouses** containing more than three units is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1445) Exception CR 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) On a **lot**, an **apartment building** or **townhouses** containing more than three units is not permitted.

Prevailing By-laws and Prevailing Sections:

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

(1450) Exception CR 1450

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(1451) Exception CR 1451

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

Site Specific Provisions:

(A) 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) 131 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1452) Exception CR 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:

(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) 131 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1454) Exception CR 1454

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(1455) Exception CR 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:

(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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1456) Exception CR 1456

The lands, or a portion thereof 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]

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 207 of former City of Toronto By-law 438-86.

(1457) Exception CR 1457

The lands, or a portion thereof 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]

(B) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(1458) Exception CR 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:

(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) 299 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(1460) Exception CR 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) 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]

(B) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (D)(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 (D)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(1461) Exception CR 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) 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 219 of former City of Toronto By-law 438-86.

(1462) Exception CR 1462

The lands, or a portion thereof 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 219 of former City of Toronto By-law 438-86.

(1463) Exception CR 1463

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

Site Specific Provisions:

(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]

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1464) Exception CR 1464

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

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

(1467) Exception CR 1467

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 84 of former City of Toronto By-law 438-86.

(1469) Exception CR 1469

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 84 of former City of Toronto By-law 438-86.

(1473) Exception CR 1473

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1477) Exception CR 1477

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

Site Specific Provisions:

(A) On the lands which have **front lot lines** on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1483) Exception CR 1483

The lands, or a portion thereof 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]

(B) **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(C) an **apartment building** is not permitted; and

(D) **Dwelling units** are only permitted above the first **storey**; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 279 of former City of Toronto By-law 438-86.

(C) Section 12(1) 232 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1484) Exception CR 1484

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1485) Exception CR 1485

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1487) Exception CR 1487

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1489) Exception CR 1489

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

(i) 1 **parking space** if it contains 4 or more **dwelling units**; and

(ii) 0 **parking spaces** in all other cases.

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(D) **Dwelling units** are only permitted above the first **storey**; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1494) Exception CR 1494

The lands, or a portion thereof as noted below, are subject 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 **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1495) Exception CR 1495

The lands, or a portion thereof as noted below, are 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**, service, maintenance and repair facility of a public **transportation use** is permitted.

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1500) Exception CR 1500

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1505) Exception CR 1505

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) The lands subject to this exception must comply with by-law 466-2005.

(1507) Exception CR 1507

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 243 Avenue Road in 1987, Section 12(2) 178 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1509) Exception CR 1509

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1517) Exception CR 1517

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1520) Exception CR 1520

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1525) Exception CR 1525

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1526) Exception CR 1526

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1530) Exception CR 1530

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

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

(1532) Exception CR 1532

The lands, or a portion thereof 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 **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**. [TO: 438-86; 12(2) 222]

Prevailing By-laws and Prevailing Sections:

(none apply)

(1533) Exception CR 1533

The lands, or a portion thereof as noted below, are subject 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.

(B) Section 12(2) 294 of former City of Toronto By-law 438-86.

(C) prevailing by-laws in Article 950.50.1, being the City of Toronto by-laws 355-2008 and 357-2008.

(1537) Exception CR 1537

The lands, or a portion thereof 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]

Prevailing By-laws and Prevailing Sections:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(1543) Exception CR 1543

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

Site Specific Provisions:

(A) Where the maximum height permitted as per regulation 40.10.40.10(2) is 5 **storeys** or 16.5 metres:

(i) whichever is the lesser height shall apply;

(ii) a mechanical penthouse or other rooftop **structures** shall not be included in the maximum permitted height; and

(iii) The mechanical penthouse or other rooftop **structures** shall not exceed this height limit by more than 2 metres;

(B) Where the maximum height permitted as per regulation 40.10.40.10(2) is 7 **storeys** or 22.5 metres:

(i) whichever is the lesser height shall apply; and

(ii) a mechanical penthouse or other rooftop **structures** shall not be included in the maximum permitted height;

(C) The height of any part of a **building** or **structure**, including the mechanical penthouse, shall be contained within a 45 degree **angular plane** projected over the entire **lot** from grade level at a rear property line that is also the boundary of an RD, RS, O, or OR zone;

(D) The height of any part of a **building** or **structure**, including the mechanical penthouse, shall be contained within a 45 degree **angular plane** projected over the entire **lot** from the surface of the centre-point of the Avenue Road Right-of-Way;

(E) The minimum height of any part of a **building** or **structure**, exclusive of the mechanical penthouse or other rooftop **structures**, shall not be less than 2 **storeys** or 7.5 metres, whichever is greater, for at least 50 per cent of the total depth of the **building** or **structure**;

(F) The first **storey** of any **building** or **structure** will have a minimum floor to floor height of 4.5 metres. For the purposes of this provision, the first **storey** is deemed to be the **storey** with a floor level closest to the average elevation of the public sidewalk abutting Avenue Road;

(G) The maximum **gross floor area** shall not exceed a maximum floor space index of 3.0, of which a maximum floor space index of 2.0 shall be used for commercial purposes;

(H) Where no laneway exists on the rear portion of the **lot**, no part of any **building** or **structure** may be located within a setback of 7.5 metres from the **rear lot line**;

(I) Where a laneway exists on the rear portion of the **lot**, no part of any **building** or **structure** may be located within a setback of 9 metres from the **rear lot line**;

(J) The setback required by (I) above, shall include a minimum 1.5 metre-wide **landscaping** strip along the **rear lot line**;

(L) Where a **lot** fronts onto Avenue Road between the Melrose Avenue and Joicey Boulevard rights of way, no part of a **building** or **structure** shall be located within a setback from the **front lot line** that is the average of the shortest distance by which the front wall(s) of the adjacent building(s) or structure(s) are set back from their **front lot line**;

(K) A **principal building** or **structure** shall be no less than 10.0 metres from the top of bank of a valley or ravine;

(L) Any **building** or **structure** greater than 3 **storeys** in height shall have a minimum 2 metre step-back of the main external **building** wall facing a **lot line** abutting a **street**, other than a public **lane**, at the top of the second **storey**. The step back shall be measured from the main external face of the wall of the **building** at the top of the second **storey**;

(M) Any **building** or **structure** abutting Avenue Road shall be built to a minimum height of two **storeys** at the property line or the **front yard setback** provided for in paragraph (L) above and occupying at least 80 per cent of the length of the portion of the **lot** abutting Avenue Road;

(N) The finished floor level of the first **storey** of any **building** or **structure** fronting on to Avenue Road shall be within 0.2 metres of grade measured at the **street** line directly opposite each pedestrian opening; and

(O) At least 60 per cent of the floor area of the first **storey** of any **building** or **structure** fronting on to Avenue Road shall be used for non-residential purposes.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1544) Exception CR 1544

The lands, or 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 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1546) Exception CR 1546

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

Site Specific Provisions:

(A) Despite the uses listed in 40.10.20, the following uses are not permitted: **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, and **vehicle dealership**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1547) Exception CR 1547

The lands, or 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 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1548) Exception CR 1548

The lands, or 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 40.10.40.10 (4), and 40.10.40.10 (5), the maximum height of a **building** or **structure** that contains only commercial uses is one **storey**;

(B) Despite regulations 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(C) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres; and

(D) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1549) Exception CR 1549

The lands, or 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 40.10.40.70 4(D), and 40.10.40.70 5(D), no part of a **building** or **structure** may exceed a measurement equal to 70% of the horizontal distance between that part of the **building** or **structure** and any **lot line** that abuts a **lot** in a Residential Zone category; and

(B) The minimum setback from a **lot line** in a Residential Zone category required in (A) above, is 9.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1551) Exception CR 1551

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands known municipally as 938 Queen Street West in 1992, Section 12(1) 300 of former City of Toronto By-law 438-86.

(C) On the lands known municipally as 952 Queen Street West in 1992, Section 12(1) 301 of former City of Toronto By-law 438-86.

(1553) Exception CR 1553

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 1164 St. Clair Avenue West, Section 12: (1) 370 of By-law 438-86

(C) On 925 ST CLAIR AVE W, former City of Toronto by-law 103-79;

(D) On 707 ST CLAIR AVE W, former City of Toronto by-law 237-81;

(E) On 879 ST CLAIR AVE W, former City of Toronto by-law 272-85;

(F) On 836 ST CLAIR AVE W, former City of Toronto by-law 42-75; and

(G) On or between the odd numbered addresses of 875 - 877 ST CLAIR AVE W, former City of Toronto by-law 94-0024.

(1554) Exception CR 1554

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a

minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 209 Roncesvalles Avenue in 1994, Section 12(1) 374 of former City of Toronto By-law 438-86.

(1555) Exception CR 1555

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 892 Bloor Street West in 1994, Section 12(1) 375 of former City of Toronto By-law 438-86.

(1556) Exception CR 1556

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 1312 Bloor Street West in 1994, Section 12(1) 376 of former City of Toronto By-law 438-86.

(C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1557) Exception CR 1557

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 1125 Bloor Street West in 1994, Section 12(1) 377 of former City of Toronto By-law 438-86.

(1558) Exception CR 1558

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 1200 King Street West in 1994, Section 12(1) 378 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 1211 and 1221 King Street West in 1988, Section 12(1) 26 of former City of Toronto By-law 438-86.

(D) On the lands municipally known as 1211 and 1221 King Street West in 1988, Section 12(1) 27 of former City of Toronto By-law 438-86.

(E) On the lands municipally known as 1211 and 1221 King Street West in 1988, Section 12(1) 28 of former City of Toronto By-law 438-86.

(1560) Exception CR 1560

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 600 Victoria Park in 2004, Section 12(1) 464 of former City of Toronto By-law 438-86.

(1562) Exception CR 1562

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 120 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, 111 LOMBARD ST, 95 LOMBARD ST, former City of Toronto by-law 245-86.

(1563) Exception CR 1563

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1564) Exception CR 1564

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 43 HEYWORTH CRES, former City of Toronto by-law 441-80, as amended.

(1565) Exception CR 1565

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 1262 DANFORTH AVE, former City of Toronto by-law 137-81;

(B) On 2359 DANFORTH AVE, former City of Toronto by-law 209-91;

(C) On 2494 DANFORTH AVE, former City of Toronto by-law 524-78;

(D) On 1336 DANFORTH AVE, former City of Toronto by-law 553-80;

(E) On or between the odd numbered addresses of 2526 -2550 DANFORTH AVE, former City of Toronto by-law 824-86; and

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1566) Exception CR 1566

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1568) Exception CR 1568

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1569) Exception CR 1569

The lands, or a portion thereof as noted below, are 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 - 71R PAPE AVE, 83 PAPE AVE, the odd numbered addresses of 1015 -1021 QUEEN ST E, former City of Toronto by-law 369-76;

(B) On 929 QUEEN ST E, former City of Toronto by-law 86-81; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1570) Exception CR 1570

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 826 BLOOR ST W, the odd numbered addresses of 749A - 753B SHAW ST, former City of Toronto by-law 463-92.

(C) Section 12(2) 68 of former City of Toronto By-law 438-86.

(1571) Exception CR 1571

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 68 of former City of Toronto By-law 438-86.

(1572) Exception CR 1572

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 1435 QUEEN ST E City of Toronto by-law 490-04; and

(C) On 1480 QUEEN ST E, former City of Toronto by-law 61-89.

(1573) Exception CR 1573

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On or between the even numbered addresses of 1460 -1470 GERRARD ST E, former City of Toronto by-law 879-78.

(1574) Exception CR 1574

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On or between the even numbered addresses of 1864 -1876 QUEEN ST E, City of Toronto by-law 983-09.

(C) Section 12(2) 206 of former City of Toronto By-law 438-86.

(D) Section 12(2) 215 of former City of Toronto By-law 438-86.

(1575) Exception CR 1575

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1576) Exception CR 1576

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 204 MAIN ST, former City of Toronto by-law 292-75.

(1578) Exception CR 1578

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 807 BROADVIEW AVE, 21R PRETORIA AVE, City of Toronto by-law 250-08.

(1579) Exception CR 1579

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1580) Exception CR 1580

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1581) Exception CR 1581

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 199 of former City of Toronto By-law 438-86.

(C) Section 12(2) 335 of former City of Toronto By-law 438-86.

(D) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1584) Exception CR 1584

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1586) Exception CR 1586

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the even numbers of 524 and 534 ST CLAIR AVE W, City of Toronto by-law 1101-09; and

(C) On 510, 518, and 522 ST CLAIR AVE W, City of Toronto by-law 984-04.

(1588) Exception CR 1588

The lands, or a portion thereof as noted below, are subject to 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 65-67 ST NICHOLAS ST, 692 YONGE ST, and 15 ST MARY ST City of Toronto by-law 103-10.

(1589) Exception CR 1589

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86; and

(B) On these lands, City of Toronto by-law 1167-09.

(1590) Exception CR 1590

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) City of Toronto by-law 458-2005.

(C) Section 12(1) 366 of former City of Toronto By-law 438-86.

(1593) Exception CR 1593

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On or between the even numbered addresses of 512 - 616 DELAWARE AVE N, the odd numbered addresses of 517 - 525 DELAWARE AVE N, the odd numbered addresses of 527 - 537 DELAWARE AVE N, 539 DELAWARE AVE N, the odd numbered addresses of 541 - 545 DELAWARE AVE N, the odd numbered addresses of 547 - 605 DELAWARE AVE N, the odd numbered addresses of 607 - 621 DELAWARE AVE N, former City of Toronto by-law 221-79.

(1596) Exception CR 1596

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On or between the odd numbered addresses of 901 - 939 DANFORTH AVE, former City of Toronto by-law 359-76.

(1597) Exception CR 1597

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

Site Specific Provisions:

(A) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (A)(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 (A)(ii), above, must be used for **soft landscaping**;

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) 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; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86..

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

(1598) Exception CR 1598

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 1102 DUNDAS ST W, 1104 DUNDAS ST W, the even numbered addresses of 1106 -1116 DUNDAS ST W, former City of Toronto by-law 564-82; and

(C) On 1102 DUNDAS ST W, 1104 DUNDAS ST W, the even numbered addresses of 1106 -1116 DUNDAS ST W, former City of Toronto by-law 634-88.

(1599) Exception CR 1599

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**.

(1600) Exception CR 1600

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

Site Specific Provisions:

(A) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (A)(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 (A)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(1603) Exception CR 1603

The lands, or a portion thereof 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]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

(E) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (E)(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 (E)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1604) Exception CR 1604

The lands, or a portion thereof 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]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(F) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

(ii) any portion of the **lot** located within the setback area in (F)(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 (F)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) Section 12 (2) 256 of former City of Toronto By-law 438-86..

(C) Section 12(1) 232 of former City of Toronto By-law 438-86.

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

(1605) Exception CR 1605

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(C) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

(ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1608) Exception CR 1608

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (B)(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 (B)(ii), above, must be used for **soft landscaping**.

(1610) Exception CR 1610

The lands, or a portion thereof as noted below, 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 commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (A)(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 (A)(ii), above, must be used for **soft landscaping**.

(1611) Exception CR 1611

The lands, or a portion thereof as noted below, are 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 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, 111 LOMBARD ST, 95 LOMBARD ST, former City of Toronto by-law 245-86.

(B) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (B)(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 (B)(ii), above, must be used for **soft landscaping**.

(1613) Exception CR 1613

The lands, or a portion thereof as noted below, are 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 fuel station** use is a permitted use.

(1618) Exception CR 1618

The lands, or a portion thereof as noted below, are 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** is a permitted use.

(1622) Exception CR 1622

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

Site Specific Provisions:

(D) On a **lot**, a **duplex** is permitted.

(F) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1627) Exception CR 1627

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1628) Exception CR 1628

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1631) Exception CR 1631

The lands, or a portion thereof as noted below, are subject to 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 225 Mutual Street, Section 12(2) 148 of former City of Toronto By-law 438-86.

(1634) Exception CR 1634

The lands, or a portion thereof 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 **seniors community house** or an emergency shelter is not a permitted use. [TO: 438-86; 12 (2) 98]

Prevailing By-laws and Prevailing Sections:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1638) Exception CR 1638

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1639) Exception CR 1639

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

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1640) Exception CR 1640

The lands, or a portion thereof 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 87 Avenue Road in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

(A) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1641) Exception CR 1641

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1643) Exception CR 1643

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1647) Exception CR 1647

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(E) Section 12(2) 260 of former City of Toronto By-law 438-86.

(F) Section 12(1) 431 of former City of Toronto By-law 438-86.

(G) Section 12(2) 316 of former City of Toronto By-law 438-86.

(H) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(1649) Exception CR 1649

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) Section 12(1) 431 of former City of Toronto By-law 438-86.

(C) Section 12(2) 316 of former City of Toronto By-law 438-86.

(D) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(1650) Exception CR 1650

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1652) Exception CR 1652

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

Site Specific Provisions:

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On the lands municipally known as 5 and 7 Lowther Avenue and 50, 52, and 54 Avenue Road, Section 12 (2) 237 of former City of Toronto By-law 438-86.

(1653) Exception CR 1653

The lands, 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) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 324 of former City of Toronto By-law 438-86.

(1659) Exception CR 1659

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1660) Exception CR 1660

The lands, or a portion thereof 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 483 Queen Street West in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted uses. [TO: 438-86; 12 (1) 86]

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(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that

has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1667) Exception CR 1667

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 11 Maitland Street in 1981, Section 12 (2) 160 of former City of Toronto By-law 438-86.

(1668) Exception CR 1668

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1669) Exception CR 1669

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1670) Exception CR 1670

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1673) Exception CR 1673

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1683) Exception CR 1683

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1687) Exception CR 1687

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(1690) Exception CR 1690

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 216 of former City of Toronto By-law 438-86.

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

(G) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1696) Exception CR 1696

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) on lands municipally known as 51 Bond Street, City of Toronto by-law 1015-03.

(1699) Exception CR 1699

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1701) Exception CR 1701

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1710) Exception CR 1710

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1711) Exception CR 1711

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(1712) Exception CR 1712

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1715) Exception CR 1715

The lands, 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) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(1721) Exception CR 1721

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On or between the even numbered addresses of 536 - 538 LANSDOWNE AVE, former City of Toronto by-law 108-78.

(1722) Exception CR 1722

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 335 of former City of Toronto By-law 438-86.

(C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1723) Exception CR 1723

The lands, or 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1726) Exception CR 1726

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

Site Specific Provisions:

Prevailing By-laws and Prevailing Sections:

(A) On 18T - 22T ST THOMAS ST, former City of Toronto by-law 215-86;

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1728) Exception CR 1728

The lands, or 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 combined **retail store**, **manufacturing use** and **warehouse** are permitted uses; and

(B) No more than two **driveways** to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12:(2) 256 of Former City of Toronto By-law 438-86.

(1729) Exception CR 1729

The lands, or 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 combined **retail store**, **manufacturing use** and **warehouse** are permitted uses; and

(B) No more than two **driveways** to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (D)(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 (D)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12:(2) 256 of Former City of Toronto By-law 438-86.

(1731) Exception CR 1731

The lands, or a portion thereof as noted below, 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1732) Exception CR 1732

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1733) Exception CR 1733

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1735) Exception CR 1735

The lands, or a portion thereof 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, 177, 181 and 185 Yonge Street, 8, 12, 16 and 20 Queen Street East, and 142 and 144 Victoria Street in 1979, a **building** may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen Street East, if:

(i) no portion of the **building** within 9.1 metres of the easterly limit of Yonge Street or westerly limit of Victoria Street exceeds a height of 30.5 metres; and

(ii) no portion of the **building**, except for one of more structural columns, is within 3.1 metres of the easterly limit of Yonge Street or of the northerly limit of Queen Street East within the vertical distance contained between the elevation of the public sidewalk at the aforesaid limits and the elevation that is 3.1 metres above the public sidewalk at these limits. [TO: 438-86; 12(1) 109]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(1) 431 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Section 12 (2) 258 of former City of Toronto By-law 438-86.

(F) Section 12(2) 316 of former City of Toronto By-law 438-86.

(G) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(1741) Exception CR 1741

The lands, or a portion thereof 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 315-319 Spadina Avenue in 1986, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (ii)]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1745) Exception CR 1745

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

Site Specific Provisions:

(A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(1746) Exception CR 1746

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 1140 Bloor Street West in 1980, section 12(1) 134 (viii) of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(C) On 1140 BLOOR ST W, 1 DUNDAS ST W, former City of Toronto by-law 294-79.

(1750) Exception CR 1750

The lands, or a portion thereof 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 1319 Bloor Street West in 1987, a **building** supply yard and **open storage** are permitted uses, if any addition to the **building**, other than that approved by the City of Toronto Committee of Adjustment decision dated July 22, 1987, is not located west of and beyond the main **front wall** of the **building** that existed on the **lot** in 1987. [TO: 438-86; 12(1) 197]

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 335 of former City of Toronto By-law 438-86.

(D) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1752) Exception CR 1752

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

Site Specific Provisions:

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(C) On the lands municipally known as 1415 Bloor Street West in 1993, Section 12(1) 349 of former City of Toronto By-law 438-86.

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

(E) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1753) Exception CR 1753

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 199 of former City of Toronto By-law 438-86.

(C) Section 12(2) 336 of former City of Toronto By-law 438-86.

(1757) Exception CR 1757

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

Site Specific Provisions:

(A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(1761) Exception CR 1761

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

Site Specific Provisions:

(K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(1762) Exception CR 1762

The lands, or a portion thereof 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(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1763) Exception CR 1763

The lands, or a portion thereof 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 2433 and 2435 St.Clair Avenue West, a **custom workshop** that is a carpenter's shop is a permitted use, if:

(i) the use is wholly enclosed; and

(ii) the **interior floor area** of the use does not exceed 65 square metres. [TO: 438-86; 12(1) 239]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1764) Exception CR 1764

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 1441 King Street West in 1994, Section 12(2) 296 of former City of Toronto By-law 438-86.

(1765) Exception CR 1765

The lands, or a 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 a permitted use, provided the **gross floor area** of the **building** or **structure** does not exceed 3.5 FSI.

(B) On a **lot**, an **apartment building** which occupies less than one-half the area of the **lot** is not required to provide the required parking or the required yard setbacks applicable to the **lot** under this By-law if:

(i) no part of the **apartment building** is closer to the **front lot line** than 6.0 metres;

(ii) no part of the **apartment building** is closer to a **side lot line** than 3.0 metres; and

(iii) off-**street** parking facilities are provided on the basis of 1 **parking space** for each two **dwelling units**.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1766) Exception CR 1766

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 25, 29, and 31 Roncesvalles Avenue in 1988, Section 12(1) 267 of former City of Toronto By-law 438-86.

(1768) Exception CR 1768

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1770) Exception CR 1770

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

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1771) Exception CR 1771

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1773) Exception CR 1773

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

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

(1775) Exception CR 1775

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

Site Specific Provisions:

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1776) Exception CR 1776

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1777) Exception CR 1777

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1778) Exception CR 1778

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1782) Exception CR 1782

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 294 of former City of Toronto By-law 438-86.

(C) City of Toronto by-law 1172-2009; and

(D) On 43 ARGYLE ST, and the even numbered addresses of 994 - 996 QUEEN ST W, former City of Toronto by-laws 184-81 and 283-81.

(E) Section 12(2) 346 of former City of Toronto By-law 438-86.

(1785) Exception CR 1785

The lands, or a 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**, 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; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1787) Exception CR 1787

The lands, or a portion thereof 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1788) Exception CR 1788

The lands, or a portion thereof 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]

and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1789) Exception CR 1789

The lands, or a portion thereof 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]

and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1790) Exception CR 1790

The lands, or a portion thereof 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 2782 Dundas Street West in 1986, a **vehicle repair shop** is a permitted use provided the regulations of this By-law are complied with. [TO: 438-86; 12(1) 340]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1791) Exception CR 1791

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1792) Exception CR 1792

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

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

(C) On the lands municipally known as 625 Queen Street East, City of Toronto by-law 689-2007.

(1793) Exception CR 1793

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1794) Exception CR 1794

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1795) Exception CR 1795

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1796) Exception CR 1796

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot**

that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1798) Exception CR 1798

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

Site Specific Provisions:

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(1799) Exception CR 1799

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

Site Specific Provisions:

(K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(1800) Exception CR 1800

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

Site Specific Provisions:

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1801) Exception CR 1801

The lands, or a portion thereof 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)]

(G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1802) Exception CR 1802

The lands, or a portion thereof 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)]

(G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1803) Exception CR 1803

The lands, or a portion thereof 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 2200, 2202, 2204 and 2206 Queen Street East in 1993, the minimum **front yard setback** is 2.0 metres; and

(B) no **vehicle** may be parked within 2.0 metres of the **front lot line**. [TO: 438-86; 12(2) 283]

(G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1805) Exception CR 1805

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

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 257 of former City of Toronto By-law 438-86.

(D) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1810) Exception CR 1810

The lands, or a portion thereof 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]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1811) Exception CR 1811

The lands, or a 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 **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1820) Exception CR 1820

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1822) Exception CR 1822

The lands, or a portion thereof as noted below, are 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 255 and 275 King Street West in 1989, Section 12(1) 357 of former City of Toronto By-law 438-86.

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1824) Exception CR 1824

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Provision (A) above, does not apply to 38 The Esplanade.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

() On 38 THE ESPLANADE, City of Toronto by-law 26-07.

(1826) Exception CR 1826

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(1830) Exception CR 1830

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(1834) Exception CR 1834

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(F) Section 12(2) 276 of former City of Toronto By-law 438-86.

(H) On 401 BAY ST, 160 YONGE ST and 176 YONGE ST, former City of Toronto by-laws 998-88, 74-93, and 1994-0605 as amended.

(I) On 401 BAY ST, 160 YONGE ST and 176 YONGE ST, City of Toronto by-law 460-2006.

(J) Section 12(1) 366 of former City of Toronto By-law 438-86.

(1839) Exception CR 1839

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1842) Exception CR 1842

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(F) On 333 BAY ST, the odd numbered addresses 353-365 BAY ST, 132 YONGE ST, 37 RICHMOND ST W, 9 TEMPERANCE ST, and 40 TEMPERANCE ST former City of Toronto by-laws 998-88, 74-93, and 1994-0605 as amended.

(G) On 333 BAY ST, the odd numbered addresses 353-365 BAY ST, 132 YONGE ST, 37 RICHMOND ST W, 9 TEMPERANCE ST, and 40 TEMPERANCE ST, City of Toronto by-law 460-2006.

(H) Section 12(1) 366 of former City of Toronto By-law 438-86.

(1845) Exception CR 1845

The lands, or a portion thereof 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 875 Queen Street East in 1973, a **crisis care shelter** or **municipal shelter** for women are permitted uses. [TO: 438-86; 12(1) 41]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1852) Exception CR 1852

The lands, or a portion thereof as noted below, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(1854) Exception CR 1854

The lands, or a 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 **shipping terminal** or **warehouse** is a permitted use.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1857) Exception CR 1857

The lands, or a 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 **shipping terminal** or **warehouse** is a permitted use.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1859) Exception CR 1859

The lands, or a portion thereof 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 767 and 771 Yonge Street in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law will not exceed 6.5. [TO: 438-86; 12(1) 82]

Prevailing By-laws and Prevailing Sections:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1860) Exception CR 1860

The lands, or 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]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1861) Exception CR 1861

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On the lands bounded by Wood Street, Alexander Street, Yonge Street, and Church Street,

(B) Section 12(1) 9 of former City of Toronto By-law 438-86.

(C) Section 12(1) 232 of former City of Toronto By-law 438-86.

(1864) Exception CR 1864

The lands, or a portion thereof 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 99 River Street in 1981, a leather goods **manufacturing use** is a permitted use, if the **gross floor area** of the **building** does not exceed a floor space index of 2.5. [TO: 438-86; 12 (1) 336]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1865) Exception CR 1865

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) 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]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1870) Exception CR 1870

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) On 20 ST PATRICK ST, former City of Toronto by-law 273-78; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1873) Exception CR 1873

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

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1876) Exception CR 1876

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1877) Exception CR 1877

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1878) Exception CR 1878

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) On 110 CHARLES ST E, City of Toronto by-law 1018-05.

(1883) Exception CR 1883

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On or between the odd numbered addresses of 997 -1001 BAY ST, 21 ST JOSEPH ST, former City of Toronto by-law 123-86.

(C) On the lands municipally known as 21 St. Joseph Street, Section 12 (2) 162 of former City of Toronto By-law 438-86.

(1884) Exception CR 1884

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

Site Specific Provisions:

(A) **Public parking** in a **building** or **structure** is not permitted; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) Section 12 (2) 256 of former City of Toronto By-law 438-86..

(1890) Exception CR 1890

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

Site Specific Provisions:

(A) **Public parking** in a **building** or **structure** is not permitted; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 525 DUNDAS ST W, former City of Toronto by-law 805-87.

(1893) Exception CR 1893

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1894) Exception CR 1894

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1895) Exception CR 1895

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 137 of former City of Toronto By-law 438-86.

(1901) Exception CR 1901

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(1902) Exception CR 1902

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1906) Exception CR 1906

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

Site Specific Provisions:

(A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

(B) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, or **vehicle washing establishment** is not a permitted use if the **front lot line** setback is greater than 1.5 metres.

(C) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 196 of former City of Toronto By-law 438-86.

(1908) Exception CR 1908

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(1909) Exception CR 1909

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(1911) Exception CR 1911

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

Site Specific Provisions:

(A) **Public parking** in a **building** or **structure** is not permitted;

(B) On the lands that have a **lot line** on Carlton Street, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

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

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 245 Carlton Street in 1994, Section 12(1) 373 of former City of Toronto By-law 438-86.

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

(1913) Exception CR 1913

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

Site Specific Provisions:

(A) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1914) Exception CR 1914

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1915) Exception CR 1915

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(E) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(E) Section 12 (2) 239 of former City of Toronto By-law 438-86.

(1916) Exception CR 1916

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(E) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 393 DUNDAS ST E, 431 DUNDAS ST E, former City of Toronto by-law 198-89.

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

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(F) Section 12 (2) 239 of former City of Toronto By-law 438-86.

(1917) Exception CR 1917

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 393 DUNDAS ST E, 431 DUNDAS ST E, former City of Toronto by-law 198-89; and

(C) On 296 PARLIAMENT ST, former City of Toronto by-law 646-91.

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

(E) Section 12(2) 132 of former City of Toronto By-law 438-86.

(F) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(G) Section 12 (2) 239 of former City of Toronto By-law 438-86.

(1920) Exception CR 1920

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

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

(E) the lands subject to this exception must comply with City of Toronto By-law 180-2005..

(1921) Exception CR 1921

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

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

(E) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (E)(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 (E)(ii), above, must be used for **soft landscaping**.

(1922) Exception CR 1922

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1923) Exception CR 1923

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1924) Exception CR 1924

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(C) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(K) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1925) Exception CR 1925

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On a **lot**, a **retail store**, **eating establishment**, or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1926) Exception CR 1926

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(1928) Exception CR 1928

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

Site Specific Provisions:

(J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(1930) Exception CR 1930

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(1932) Exception CR 1932

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(D) On these lands, former City of Toronto by-law 123-86.

(1933) Exception CR 1933

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(1934) Exception CR 1934

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(D) On 415 YONGE ST, former City of Toronto by-law 111-72.

(1935) Exception CR 1935

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

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

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1937) Exception CR 1937

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

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

(D) On 55 SCOLLARD ST, 36-48 Yorkville Avenue, and 1263 Bay Street, City of Toronto by-law 331-06.

(1938) Exception CR 1938

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1939) Exception CR 1939

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(1941) Exception CR 1941

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(1942) Exception CR 1942

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 276 of former City of Toronto By-law 438-86.
(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(1943) Exception CR 1943

The lands, or a portion thereof as noted below, are 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 17 Davenport Road and 10 Scollard Street in 1987, Section 12(1) 191 of former City of Toronto By-law 438-86.
(B) On the lands municipally known as 29, 39 and 45 Davenport Road and 40 Scollard Street in 1987, Section 12(1) 192 of former City of Toronto By-law 438-86.
(C) Section 12(2) 132 of former City of Toronto By-law 438-86.
(D) Section 12(2) 304 of former City of Toronto By-law 438-86.

(1946) Exception CR 1946

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1947) Exception CR 1947

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1948) Exception CR 1948

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 83 SILVER BIRCH AVE, former City of Toronto by-law 214-83; and

(C) On 2441 QUEEN ST E, former City of Toronto by-law 585-76.

(D) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1949) Exception CR 1949

The lands, or a portion thereof 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)]

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1950) Exception CR 1950

The lands, or a portion thereof 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)]

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(1951) Exception CR 1951

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 174 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 1884 Queen Street East in 1993, Section 12(2) 284 of former City of Toronto By-law 438-86.

(1952) Exception CR 1952

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1965) Exception CR 1965

The lands, or a portion thereof as noted 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) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1966) Exception CR 1966

The lands, or a portion thereof 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 municipally as 262 to 286 Avenue Road, a bake shop, **club**, **eating establishment**, and **take-out eating establishment** are not permitted uses. [TO: 438-86; 12(2) 197]

(B) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1968) Exception CR 1968

The lands, or a portion thereof 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 740 PAPE AVE, former City of Toronto by-law 327-70; and

(C) On 730 PAPE AVE, 740 PAPE AVE, former City of Toronto by-law 987-88.

(1969) Exception CR 1969

The lands, or a portion thereof 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 741 BROADVIEW AVE, former City of Toronto by-law 355-73.

(1970) Exception CR 1970

The lands, or a portion thereof 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 **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**. [TO: 438-86; 12(2) 222]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 21 VAUGHAN RD, former City of Toronto by-law 226-68; and

(C) On 1352 BATHURST ST, former City of Toronto by-law 292-83.

(D) Section 12(2) 154 of former City of Toronto By-law 438-86.

(1971) Exception CR 1971

The lands, or a portion thereof 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 **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**. [TO: 438-86; 12(2) 222]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(1972) Exception CR 1972

The lands, or a portion thereof 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 **front wall** of a **non-residential building** or the non-residential portion of a **mixed use building** may not be closer than 0.3 metres to the **front lot line**. [TO: 438-86; 12(2) 222]

Prevailing By-laws and Prevailing Sections:

(B) On 530 ST CLAIR AVE W, City of Toronto by-law 1101-09; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1974) Exception CR 1974

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot**

that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12 2) 257 of former City of Toronto By-law 438-86.

(C) On 2294 BLOOR ST W, former City of Toronto by-law 354-78.

(1975) Exception CR 1975

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

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 257 of former City of Toronto By-law 438-86.

(1977) Exception CR 1977

The lands, or a portion thereof as noted below, are subject 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.

(1978) Exception CR 1978

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 2383 Bloor Street West, Section 12: (1) 452 of By-law 438-86

(C) On 2140 BLOOR ST W, former City of Toronto by-law 110-87; and

(D) On 2192 BLOOR ST W, former City of Toronto by-law 153-78.

(E) Section 12(2) 257 of former City of Toronto By-law 438-86.

(F) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1979) Exception CR 1979

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 257 of former City of Toronto By-law 438-86.

(C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1980) Exception CR 1980

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

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 257 of former City of Toronto By-law 438-86.

(C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1983) Exception CR 1983

The lands, or a portion thereof as noted below, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1984) Exception CR 1984

The lands, or a portion thereof as noted below, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1987) Exception CR 1987

The lands, or a portion thereof as noted below, 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) 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; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(1988) Exception CR 1988

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

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1989) Exception CR 1989

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 157 of former City of Toronto By-law 438-86.

(C) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1990) Exception CR 1990

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

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1991) Exception CR 1991

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

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1992) Exception CR 1992

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

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(1996) Exception CR 1996

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 321 of former City of Toronto By-law 438-86.

(2005) Exception CR 2005

The lands, or a portion thereof 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]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(2006) Exception CR 2006

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2009) Exception CR 2009

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) The maximum **interior floor area** used for office shall not be more than 0.5 times the area of the **lot**; and

(D) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(2010) Exception CR 2010

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(D) On the lands municipally known as 81-87 Mutual Street in 1989, Section 12 (2) 229 of former City of Toronto By-law 438-86.

(F) On 83 MUTUAL ST, former City of Toronto by-law 32-90.

(2011) Exception CR 2011

The lands, or a portion thereof 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(2012) Exception CR 2012

The lands, or a portion thereof 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(2015) Exception CR 2015

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) On 68 YORKVILLE AVE, City of Toronto by-law 300-02.

(2017) Exception CR 2017

The lands, or a portion thereof 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]

(B) On the lands, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 50 GERRARD ST E, City of Toronto by-law 1070-04.

(2020) Exception CR 2020

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

Site Specific Provisions:

(A) On the lands which have **front lot lines** on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

Prevailing By-laws and Prevailing Sections:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(F) On 94 CUMBERLAND ST, and 116 HAZELTON AVE, former City of Toronto by-law 22192.

(2021) Exception CR 2021

The lands, or a portion thereof as noted below, are 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.

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(2022) Exception CR 2022

The lands, or a portion thereof as noted below, 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) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2033) Exception CR 2033

The lands, or a portion thereof as noted below, are 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 60 Huron Street in 1983, Section 12(1) 226 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(2034) Exception CR 2034

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(2041) Exception CR 2041

The lands, or a portion thereof 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 4 Avenue Road in 1993, a **hotel** is a permitted use, if the **interior floor area** of the **building** used for the **hotel** does not exceed a floor space index of 6.5. [TO: 438-86; 12 (1) 353]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(2042) Exception CR 2042

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

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 195 AVENUE RD, former City of Toronto by-law 280-77;

(C) On 175 AVENUE RD, City of Toronto by-law 137-08 (OMB);

(D) Section 12(2) 137 of former City of Toronto By-law 438-86; and

(E) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2045) Exception CR 2045

The lands, or a portion thereof as noted below, 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.

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(C) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(D) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (D)(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 (D)(ii), above, must be used for **soft landscaping**.

(F) On 203 JARVIS ST, former City of Toronto by-law 182-70.

(2046) Exception CR 2046

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

Site Specific Provisions:

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(2048) Exception CR 2048

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

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) Section 12:(5) d of former City of Toronto By-law 438-86.

(2050) Exception CR 2050

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(2057) Exception CR 2057

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

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

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(E) On 85 BLOOR ST E, 44 HAYDEN ST, City of Toronto by-law 189-01.

(2059) Exception CR 2059

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

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

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(2063) Exception CR 2063

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 319 Merton Street in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86.

(C) On 137-147 Merton Street & 319 Merton Street, Section 12: (1) 308 of By-law 438-86;

(D) On 260 MERTON ST, former City of Toronto by-law 96-0274; and

(E) On 319 MERTON ST, City of Toronto by-law 983-01.

(2085) Exception CR 2085

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (B)(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 (B)(ii), above, must be used for **soft landscaping**.

(2086) Exception CR 2086

The lands, or a portion thereof 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]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

(E) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (E)(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 (E)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 203 JARVIS ST, the odd numbered addresses of 207 - 213 JARVIS ST, the odd numbered addresses of 215 - 219 JARVIS ST, former City of Toronto by-law 197-93; and

(C) On 203 JARVIS ST, the odd numbered addresses of 207 - 213 JARVIS ST, the odd numbered addresses of 215 - 219 JARVIS ST, 225 JARVIS ST, former City of Toronto by-law 517-76.

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

(2087) Exception CR 2087

The lands, or a portion thereof 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 150 Peter Street, 375-481 Queen Street West, 375R Queen Street West and 483-575 Queen Street West in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted uses. [TO: 438-86; 12 (1) 86]

(B) 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]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(F) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (F)(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 (F)(ii), above, must be used for **soft landscaping**.

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(2088) Exception CR 2088

The lands, or a portion thereof 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]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(E) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

(F) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (F)(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 (F)(ii), above, must be used for **soft landscaping**.

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(2089) Exception CR 2089

The lands, or a portion thereof 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 213-299 Queen Street West in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted uses. [TO: 438-86; 12 (1) 86]

(B) 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]

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(F) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

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

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (G)(i), above, not covered by permitted **parking spaces**, **loading spaces**, and **driveways**, must only be used for **landscaping**; and

(iii) a minimum of 75% of the **landscaped** area required by (G)(ii), above, must be used for **soft landscaping**.

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(2091) Exception CR 2091

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(D) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (D)(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 (D)(ii), above, must be used for **soft landscaping**; and

(F) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(2092) Exception CR 2092

The lands, or 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 combined **retail store**, **manufacturing use** and **warehouse** are permitted uses; and

(B) No more than two **driveways** to Jarvis Street are permitted. [TO: 438-86; 12(1) 1]

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(E) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (E)(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 (E)(ii), above, must be used for **soft landscaping**; and

Prevailing By-laws and Prevailing Sections:

(A) Section 12:(2) 256 of Former City of Toronto By-law 438-86.

(2093) Exception CR 2093

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(C) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**.

(2094) Exception CR 2094

The lands, or a 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 **vehicle fuel station** use is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(2104) Exception CR 2104

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2105) Exception CR 2105

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

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2106) Exception CR 2106

The lands, 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor**

area of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2107) Exception CR 2107

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2109) Exception CR 2109

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2112) Exception CR 2112

The lands, or a portion thereof as noted below, 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) 132 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 111 AVENUE RD, former City of Toronto by-law 136-81.

(2114) Exception CR 2114

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) Section 12(1) 431 of former City of Toronto By-law 438-86.

(C) Section 12(2) 316 of former City of Toronto By-law 438-86.

(D) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(2116) Exception CR 2116

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(F) Section 12(2) 276 of former City of Toronto By-law 438-86.

(H) Section 12(2) 260 of former City of Toronto By-law 438-86.

(I) On the lands municipally known as 1 Front Street West in 1995, Section 12(1) 403 of former City of Toronto By-law 438-86.

(2118) Exception CR 2118

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(G) On 1 FRONT ST E, 8 THE ESPLANADE, City of Toronto by-law 860-2008.

(2119) Exception CR 2119

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2124) Exception CR 2124

The lands, or a portion thereof as noted below, are subject to the following 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 Yonge Street is 3.0 metres.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) 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.

(2128) Exception CR 2128

The lands, or a 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**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.

(F) On a **lot**, **public parking** is a permitted use.

(G) Section 12(2) 260 of former City of Toronto By-law 438-86.

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(2129) Exception CR 2129

The lands, or a portion thereof 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 577 Queen Street West in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted uses. [TO: 438-86; 12 (1) 86]

(F) On a **lot**, **public parking** is a permitted use.

(G) Section 12(2) 260 of former City of Toronto By-law 438-86.

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(2130) Exception CR 2130

The lands, or a portion thereof 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 205 Queen Street West in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted uses. [TO: 438-86; 12 (1) 86]

(F) On a **lot**, **public parking** is a permitted use.

(G) Section 12(2) 260 of former City of Toronto By-law 438-86.

(H) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(2131) Exception CR 2131

The lands, or a portion thereof 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 156-160 John Street and 307-369 Queen Street West in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted uses. [TO: 438-86; 12 (1) 86]

(E) On a **lot**, **public parking** is a permitted use.

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(G) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(2132) Exception CR 2132

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2134) Exception CR 2134

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(2137) Exception CR 2137

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2140) Exception CR 2140

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2141) Exception CR 2141

The lands, or a portion thereof 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** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2142) Exception CR 2142

The lands, or a portion thereof 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** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2144) Exception CR 2144

The lands, or a portion thereof 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) 131 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2145) Exception CR 2145

The lands, or a portion thereof 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) 131 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2146) Exception CR 2146

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 84 of former City of Toronto By-law 438-86.

(2147) Exception CR 2147

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 84 of former City of Toronto By-law 438-86.

(2149) Exception CR 2149

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2150) Exception CR 2150

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(2153) Exception CR 2153

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2154) Exception CR 2154

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 431 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 316 of former City of Toronto By-law 438-86.

(E) Section 12(2) 258 of former City of Toronto By-law 438-86.

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(G) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(2155) Exception CR 2155

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2156) Exception CR 2156

The lands, or a portion thereof as noted below, are subject 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) 256 of former City of Toronto By-law 438-86..

(B) On the lands municipally known as 81 Bond Street in 1987, Section 12(1) 344 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 216 of former City of Toronto By-law 438-86.

(2157) Exception CR 2157

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

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

(2158) Exception CR 2158

The lands, or a portion thereof as noted below, are subject 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.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(2159) Exception CR 2159

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2160) Exception CR 2160

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2161) Exception CR 2161

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2162) Exception CR 2162

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2163) Exception CR 2163

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) On 56 QUEEN ST E, City of Toronto by-law 1015-03.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 216 of former City of Toronto By-law 438-86.

(2164) Exception CR 2164

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2165) Exception CR 2165

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2166) Exception CR 2166

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2167) Exception CR 2167

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(2168) Exception CR 2168

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2170) Exception CR 2170

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2171) Exception CR 2171

The lands, or a portion thereof 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 **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street. [TO: 438-86; 12 (2) 94]

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2172) Exception CR 2172

The lands, or a portion thereof 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 **seniors community house** or an emergency shelter is not a permitted use. [TO: 438-86; 12 (2) 98]

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2173) Exception CR 2173

The lands, or 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:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2174) Exception CR 2174

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2176) Exception CR 2176

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 228 of former City of Toronto By-law 438-86.

(2179) Exception CR 2179

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor**

area of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) City of Toronto by-law 137-2010 as amended.

(C) Section 12(2) 345 of former City of Toronto By-law 438-86.

(2180) Exception CR 2180

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

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

(C) City of Toronto by-law 137-2010 as amended.

(2181) Exception CR 2181

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

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Danforth Road is 25.0 metres, measured from the original centre line of the **street**; and

(B) the **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2182) Exception CR 2182

The lands, or 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 40.10.40.70 4(D), and 40.10.40.70 5(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the side or rear property line abutting a **lot** in a Residential Zone category;

(B) The minimum setback from a **lot line** in a Residential Zone category is 9.5 metres;

(C) A minimum 1.5 metre wide **landscape** strip is required along a **rear lot line** that abuts a **lot** in a Residential Zone category; and

(D) In addition to the uses permitted in the zone, a **vehicle dealership** is permitted if the minimum **lot frontage** is 22.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2183) Exception CR 2183

The lands, or a portion thereof as noted below, are subject 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) 294 of former City of Toronto By-law 438-86.

(B) The lands subject to this exception must comply with City of Toronto by-law 1172-2009.

(2184) Exception CR 2184

The lands, or a portion thereof as noted below, are subject 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 412-2009.

(2185) Exception CR 2185

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

Site Specific Provisions:

(A) **Dwelling units** are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 354-2009.

(2188) Exception CR 2188

The lands, or a portion thereof as noted below, are subject to 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 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.

(B) On the lands municipally known as 2 Sultan Street, Section 12 (2) 166 of former City of Toronto By-law 438-86.

(C) Section 12(2) 345 of former City of Toronto By-law 438-86.

(2189) Exception CR 2189

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(C) On 61 YORKVILLE AVE, City of Toronto by-law 585-02.

(2190) Exception CR 2190

The lands, or a portion thereof 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 12 and 16 Cumberland Street in 1987, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (iii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 304 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) On 12 CUMBERLAND ST, former City of Toronto by-law 63-80.

(2191) Exception CR 2191

The lands, or a portion thereof 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(1) 232 of former City of Toronto By-law 438-86.

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

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On 1033 BAY ST, 44 ST JOSEPH ST, former City of Toronto by-law 735-83.

(E) On 1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST, former City of Toronto by-law 742-85.

(F) On 1033 BAY ST, 44 ST JOSEPH ST, former City of Toronto by-law 845-86.

(2192) Exception CR 2192

The lands, or a 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 clinic, **club**, **performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution**, **personal service shop**, **pet services**, **eating establishment**, **take-out eating establishment**, **retail store**, **service shop**, **custom workshop**, **artist studio**, **production studio**, **software development and processing**, **retail service**, **ancillary** showroom, publisher/office, auctioneer's **premises**, **entertainment place of assembly** and **place of assembly** are permitted without providing or maintaining **parking spaces** on the **lot**;

(B) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces** on the **lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and

(C) a **non-residential building** or **mixed use building** is permitted without providing the required common outdoor **amenity space**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(D) Section 12(2) 258 of former City of Toronto By-law 438-86.

(E) Section 12(2) 208 of former City of Toronto By-law 438-86.

(F) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 428-82.

(G) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 522-79.

(H) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 636-82.

(I) On 595 BAY ST, 633 BAY ST, 25 ELM ST, City of Toronto by-law 715-82.

(J) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 743-79.

(K) On these lands former City of Toronto by-law 97-0194.

(2193) Exception CR 2193

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 111 of former City of Toronto By-law 438-86.

(C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(D) On 655 BAY ST, 38 ELM ST, former City of Toronto by-law 881-88.

(2194) Exception CR 2194

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 111 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Section 12(2) 256 of former City of Toronto By-law 438-86.

(F) Section 12(1) 333 of former City of Toronto By-law 438-86.

(G) Section 12(1) 334 of former City of Toronto By-law 438-86.

(H) Section 12(1) 335 of former City of Toronto By-law 438-86.

(I) On 736 BAY ST, former City of Toronto by-law 423-91.

(J) On 750 BAY ST, former City of Toronto by-law 425-91.

(K) On 770 BAY ST, former City of Toronto by-law 427-91.

(L) On 720 BAY ST, 68 GERRARD ST W, 74 GERRARD ST W, 84 GERRARD ST W, former City of Toronto by-law 485-87.

(2195) Exception CR 2195

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 111 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

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

(E) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(F) Section 12(1) 334 of former City of Toronto By-law 438-86.

(G) Section 12(1) 335 of former City of Toronto By-law 438-86.

(H) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, former City of Toronto by-law 440-85.

(I) On 655 BAY ST, 38 ELM ST, former City of Toronto by-law 881-88.

(2196) Exception CR 2196

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) Section 12(1) 334 of former City of Toronto By-law 438-86.

(D) Section 12(1) 335 of former City of Toronto By-law 438-86.

(E) On 532 BAY ST, 570 BAY ST, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, City of Toronto by-law 680-04.

(F) On 532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, City of Toronto by-law 848-00.

(2197) Exception CR 2197

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) On 525 UNIVERSITY AVE, former City of Toronto by-law 367-84.

(D) On these lands City of Toronto by-law 593-06.

(2198) Exception CR 2198

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) On 720 BAY ST, 68 GERRARD ST W, 74 GERRARD ST W, 84 GERRARD ST W, former City of Toronto by-law 485-87.

(2199) Exception CR 2199

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(D) Section 12(1) 333 of former City of Toronto By-law 438-86.

(E) On 10 SHUTER ST, 244 VICTORIA ST, former City of Toronto by-law 670-91.

(F) On 10 SHUTER ST, 244 VICTORIA ST, former City of Toronto by-law 97-0202.

(2200) Exception CR 2200

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(D) On 277 VICTORIA ST, former City of Toronto by-law 595-85.

(E) On these lands former City of Toronto by-law 97-0194.

(2201) Exception CR 2201

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(D) On these lands former City of Toronto by-law 97-0194.

(2202) Exception CR 2202

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(1) 333 of former City of Toronto By-law 438-86.

(D) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 353-77.

(E) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 392-83.

(F) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 485-77.

(2203) Exception CR 2203

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, City of Toronto by-law 1201-2009.

(B) On 1300 BAY ST, former City of Toronto by-law 573-76.

(2204) Exception CR 2204

The lands, or a 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**, **public parking** as a principal use in a **building** or **structure** is not permitted; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, City of Toronto by-law 1201-2009.

(B) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, City of Toronto by-law 588-02.

(2205) Exception CR 2205

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(C) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, City of Toronto by-law 588-02.

(2206) Exception CR 2206

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

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

(C) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, City of Toronto by-law 588-02.

(D) On 878 YONGE ST, the even numbered addresses of 890 - 900 YONGE ST, former City of Toronto by-law 667-83.

(2207) Exception CR 2207

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(C) On 11 SCOLLARD ST, 21 SCOLLARD ST, 876 YONGE ST, the even numbered addresses of 18 - 20 YORKVILLE AVE, City of Toronto by-law 588-02.

(2208) Exception CR 2208

The lands, or a portion thereof as noted below, are subject 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) 270 (a) 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

(2209) Exception CR 2209

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

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

(2210) Exception CR 2210

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) On 80 CHARLES ST E, 625 CHURCH ST, 99 HAYDEN ST, former City of Toronto by-law 94-0481.

(2211) Exception CR 2211

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 49 to 77 Mutual Street (odd only), Section 12 (2) 250 of former City of Toronto By-law 438-86.

(D) Section 12(1) 333 of former City of Toronto By-law 438-86.

(E) On the odd numbered addresses of 51A - 53A MUTUAL ST, former City of Toronto by-law 33-93.

(2212) Exception CR 2212

The lands, or a 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, or a portion thereof as noted 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) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(D) **Dwelling units** are only permitted above the first **storey**; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 279 of former City of Toronto By-law 438-86.

(C) Section 12(2) 56 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2213) Exception CR 2213

The lands, or 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(C) **Dwelling units** are only permitted above the first **storey**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 279 of former City of Toronto By-law 438-86.

(C) Section 12(2) 56 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2214) Exception CR 2214

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(2215) Exception CR 2215

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 324 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2216) Exception CR 2216

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 403 Keele Street in 1993, Section 12(1) 343 of former City of Toronto By-law 438-86.

(C) On 403 KEELE ST, City of Toronto by-law 746-03.

(2217) Exception CR 2217

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

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 110 CHARLES ST W, 4 ST THOMAS ST, the even numbered addresses of 6 - 8 ST THOMAS ST, City of Toronto by-law 60-08.

(2218) Exception CR 2218

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 320 of former City of Toronto By-law 438-86.

(C) On 50 MUSGRAVE ST, 612 VICTORIA PARK AVE, former City of Toronto by-law 97-0420.

(2219) Exception CR 2219

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 1262 DANFORTH AVE, former City of Toronto by-law 137-81;

(C) On 2359 DANFORTH AVE, former City of Toronto by-law 209-91;

(D) On 2494 DANFORTH AVE, former City of Toronto by-law 524-78;

(E) On 1336 DANFORTH AVE, former City of Toronto by-law 553-80;

(F) On or between the odd numbered addresses of 2526 -2550 DANFORTH AVE, former City of Toronto by-law 824-86;

(G) On 2494 DANFORTH AVE, former City of Toronto by-law 597-78;

(H) On 2494 DANFORTH AVE, former City of Toronto by-law 617-86; and

(I) On 695 COXWELL AVE, 1577 DANFORTH AVE, former City of Toronto by-law 897-88.

(2220) Exception CR 2220

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 3336 DUNDAS ST W, former City of Toronto by-law 148-78;

(C) On 2925 DUNDAS ST W, former City of Toronto by-law 194-78;

(D) On 2881 DUNDAS ST W, former City of Toronto by-law 51-80; and

(E) On 283 GILMOUR AVE, former City of Toronto by-law 631-91.

(2221) Exception CR 2221

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(B) 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(2222) Exception CR 2222

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
  (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
    (a) 1.0 for each 6 **bed-sitting rooms**;
    (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
    (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
    (d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(B) On the lands municipally known as 2692 Dundas Street West in 1982, a **vehicle repair shop** is a permitted use provided the regulations of this By-law are complied with. [TO: 438-86; 12(1) 340]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 2720 Dundas Street West in 1986, Section 12(1) 196 of former City of Toronto By-law 438-86.

(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(C) On the odd numbered addresses of 2755 -2763 DUNDAS ST W, former City of Toronto by-law 483-78.

(2223) Exception CR 2223

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
  (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
    (a) 1.0 for each 6 **bed-sitting rooms**;
    (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
    (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
    (d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 348 BROADVIEW AVE, former City of Toronto by-law 576-82.

(2224) Exception CR 2224

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) 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;

(C) On 929 QUEEN ST E, former City of Toronto by-law 86-81;

(D) On these lands former City of Toronto by-law 535-80;

(E) On these lands former City of Toronto by-law 704-79; and

(F) On these lands former City of Toronto by-law 844-79.

(2225) Exception CR 2225

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(2226) Exception CR 2226

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(2227) Exception CR 2227

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(2228) Exception CR 2228

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 1884 DAVENPORT RD, former City of Toronto by-law 200-79;

(C) On 1884 DAVENPORT RD, former City of Toronto by-law 22-76; and

(D) On 1884 DAVENPORT RD, former City of Toronto by-law 565-75.

(2229) Exception CR 2229

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(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; and

(C) 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.

(D) Section 12(2) 336 of former City of Toronto By-law 438-86.

(2230) Exception CR 2230

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 601 KINGSTON RD, the odd numbered addresses of 609 - 637 KINGSTON RD, City of Toronto by-law 194-05; and

(2231) Exception CR 2231

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor**

area of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) On 1709 BLOOR ST W, 515 PARKSIDE DR, former City of Toronto by-law 280-86; and

(B) On 1678 BLOOR ST W, former City of Toronto by-law 528-81.

(C) On 1700 BLOOR ST W, former City of Toronto by-law 624-80.

(D) On 1700 BLOOR ST W, former City of Toronto by-law 79-81.

(2232) Exception CR 2232

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, former City of Toronto by-law 19-82;

(C) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, former City of Toronto by-law 283-78;

(D) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, former City of Toronto by-law 515-79; and

(E) On the odd numbered addresses of 1393 -1399 DAVENPORT RD, former City of Toronto by-law 807-77.

(2233) Exception CR 2233

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(2234) Exception CR 2234

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 2709 to 2741 Yonge Street in 1993, Section 12(1) 345 of former City of Toronto By-law 438-86.

(C) Section 12(2) 107 of former City of Toronto By-law 438-86.

(2235) Exception CR 2235

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 3080 YONGE ST, former City of Toronto by-law 466-76; and

(C) On 3080 YONGE ST, former City of Toronto by-law 83-74.

(2236) Exception CR 2236

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) City of Toronto by-law 458-2005;

(C) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 119 of former City of Toronto By-law 438-86

(2237) Exception CR 2237

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) City of Toronto by-law 458-2005;

(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 50 EGLINTON AVE W, 90 EGLINTON AVE W, former City of Toronto by-law 20669.

(2238) Exception CR 2238

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 458-2005;

(B) On 2340 DUNDAS ST W, former City of Toronto by-law 339-80.

(C) On 2340 DUNDAS ST W, former City of Toronto by-law 474-86.

(2239) Exception CR 2239

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 458-2005;

(B) On 161 BAY ST, the odd numbered addresses of 171 to 181 BAY ST, 10, 20, 22, and 32 FRONT ST W, 30, 36, and 42 YONGE ST, and 1 and 35 WELLINGTON ST W, former City of Toronto by-law 44-88..

(2240) Exception CR 2240

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) City of Toronto by-law 458-2005;

(C) On 1900 LAKE SHORE BLVD W, City of Toronto by-law 458-05.

(2241) Exception CR 2241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, former City of Toronto by-law 247-91; and

(B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(C) Section 12(1) 333 of former City of Toronto By-law 438-86.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(2242) Exception CR 2242

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) On 202 BATHURST ST, former City of Toronto by-law 144-83;

(C) On the even numbered addresses of 198 - 200 BATHURST ST, former City of Toronto by-law 193-88; and

(D) On 202 BATHURST ST, former City of Toronto by-law 573-82.

(2243) Exception CR 2243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 877 YONGE ST, former City of Toronto by-law 257-80.

(B) On 877 YONGE ST, former City of Toronto by-law 559-82.

(C) On 877 YONGE ST, former City of Toronto by-law 746-79.

(D) On 877 YONGE ST, former City of Toronto by-law 756-77.

(2244) Exception CR 2244

The lands, or a portion thereof as noted below, are subject 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) 334 of former City of Toronto By-law 438-86.

(B) Section 12(1) 335 of former City of Toronto By-law 438-86.

(2245) Exception CR 2245

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86; and

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 29 Birch Avenue in 1988, Section 12 (2) 266(c) of former City of Toronto By-law 438-86.

(2246) Exception CR 2246

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) On 383 SPADINA RD, former City of Toronto by-law 701-86; and

(C) On 383 SPADINA RD, former City of Toronto by-law 73-67.

(2247) Exception CR 2247

The lands, or a portion thereof 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 1185 and 1245 Dupont Street in 1980:

(i) a machine laundry and banquet hall are permitted uses; and

(ii) an open air market is a permitted use, if:

(a) it is is not located in a **building** or permanent **structure**; and

(b) it is not operated for more than six months of every year. [TO: 438-86; 12(1) 134 (vii)]

(B) On the lands municipally known as 1245 Dupont Street in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(C) In addition to the requirements of regulations 40.10.40.10 and 40.10.40.70, no part of the **building** may penetrate the height limit created by an **angular plane** projected at a 44 degree angle over the **lot**, at an elevation of 16.0 metres along the entire length of a **lot line** that abuts a **street** identified with a number symbol “2” on the applicable maps referenced on Maps 1 through 5 of Section 12(2)260, of former City of Toronto Zoning By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 1245 DUPONT ST, City of Toronto by-law 724-04.

(C) On the lands municipally known as 1185 and 1245 Dupont Street in 1980, Section 12(2) 146 of former City of Toronto By-law 438-86.

(2248) Exception CR 2248

The lands, or a portion thereof 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 1802 Bayview Avenue in 1981, a **vehicle washing establishment** is a permitted use. [TO: By-law 438-86; 12 (1) 163(ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2249) Exception CR 2249

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(2250) Exception CR 2250

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) On the lands municipally known as 1521 Yonge Street in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86.

(G) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2251) Exception CR 2251

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On 532 BAY ST, 570 BAY ST, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, City of

Toronto by-law 680-04.

(G) On 532 BAY ST, 570 BAY ST, 111 DUNDAS ST W, 111 ELIZABETH ST, 91 ELIZABETH ST, 9 FOSTER PL, City of Toronto by-law 848-00.

(2252) Exception CR 2252

The lands, or a portion thereof 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) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86;

(D) Section 12(2) 263 of former City of Toronto By-law 438-86;

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2253) Exception CR 2253

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) On the even numbered addresses of 10 - 18 GRENVILLE ST, former City of Toronto by-law 681-92.

(2254) Exception CR 2254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 120 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, 111 LOMBARD ST, 95 LOMBARD ST, former City of Toronto by-law 245-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(1) 334 of former City of Toronto By-law 438-86.

(D) Section 12(1) 335 of former City of Toronto By-law 438-86.

(E) On 55 LOMBARD ST, former City of Toronto by-law 147-79.

(F) On 55 LOMBARD ST, former City of Toronto by-law 426-83.

(G) On 99 QUEEN ST E, former City of Toronto by-law 505-82.

(H) On 90 ADELAIDE ST E, 77 LOMBARD ST, former City of Toronto by-law 711-77.

(I) On 90 ADELAIDE ST E, 69 LOMBARD ST, 77 LOMBARD ST, former City of Toronto by-law 96-0140.

(2255) Exception CR 2255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 120 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, 111 LOMBARD ST, 95 LOMBARD ST, former City of Toronto by-law 245-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) On 133 QUEEN ST E, 128 RICHMOND ST E, former City of Toronto by-law 94-0166.

(2256) Exception CR 2256

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) On the odd numbered addresses of 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E, former City of Toronto by-law 70-90.

(2257) Exception CR 2257

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86;

(D) Section 12(2) 263 of former City of Toronto By-law 438-86;

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) Section 12(2) 6 of former City of Toronto By-law 438-86;

(2258) Exception CR 2258

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86;

(D) On 40 ST CLAIR AVE W, former City of Toronto by-law 21855;

(E) On 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, former City of Toronto by-law 22601;

(F) On 30 ST CLAIR AVE W, 40 ST CLAIR AVE W, former City of Toronto by-law 22638;

(G) On 55 ST CLAIR AVE W, 61 ST CLAIR AVE W, 63 ST CLAIR AVE W, former City of Toronto by-law 309-75;

(H) On 30 ST CLAIR AVE W, former City of Toronto by-law 450-83;

(I) On 33 DELISLE AVE, the even numbered addresses of 48 - 50 ST CLAIR AVE W, former City of Toronto by-law 541-93; and

(J) On 47 ST CLAIR AVE W, 49 ST CLAIR AVE W, former City of Toronto by-law 562-87.

(2259) Exception CR 2259

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not

apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86;

(D) On 135 ST CLAIR AVE W, City of Toronto by-law 246-04.

(2261) Exception CR 2261

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On 1 BLOOR ST E, 23 BLOOR ST E, 14 HAYDEN ST, the odd numbered addresses of 709 - 711 YONGE ST, City of Toronto by-law 1167-08.

(B) On the odd numbered addresses of 709 - 711 YONGE ST, City of Toronto by-law 762-03.

(2262) Exception CR 2262

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) On these lands City of Toronto by-law 593-06.

(B) On 180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE, former City of Toronto by-law 97-

0599.

(2263) Exception CR 2263

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86;

(D) Section 12(2) 263 of former City of Toronto By-law 438-86;

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) On the lands municipally known as 24 St. Clair Avenue West in 1984, Section 12(2) 39 of former City of Toronto By-law 438-86.

(2264) Exception CR 2264

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 235 Ossington Avenue in 1994, Section 12(1) 371 of former City of Toronto By-law 438-86.

(C) On 1289 DUNDAS ST W, former City of Toronto by-law 524-83; and

(D) On the even numbered addresses of 210 - 222 Ossington Avenue, and the odd numbered addresses of 227 - 235 Ossington Avenue, City of Toronto by-law 1172-2009.

(E) Section 12(2) 346 of former City of Toronto By-law 438-86.

(2265) Exception CR 2265

The lands, or a portion thereof as noted below, are subject to 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 79 Wellington Street West in 1984, Section 12(1) 108 of former City of Toronto By-law 438-86;

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(E) Section 12(2) 208 of former City of Toronto By-law 438-86.

(F) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, former City of Toronto by-law 318-83; and

(G) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, former City of Toronto by-law 701-82.

(2266) Exception CR 2266

The lands, or a 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 **entertainment place of assembly** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 887-78.

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 259 of former City of Toronto By-law 438-86.

(G) Section 12(5)(d) of former City of Toronto By-law 438-86.

(H) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 113-83.

(I) Section 12(1) 334 of former City of Toronto By-law 438-86.

(J) Section 12(1) 335 of former City of Toronto By-law 438-86.

(K) Section 12(2) 208 of former City of Toronto By-law 438-86.

(L) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, t former City of Toronto by-law 244-79.

(M) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 38-78.

(N) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 39-78.

(O) On 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 40-79.

(P) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 641-87.

(Q) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 707-82.

(R) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 708-82.

(S) On 483 BAY ST, 1 DUNDAS ST W, City of Toronto by-law 714-82.

(T) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 71-80.

(U) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 886-78.

(2267) Exception CR 2267

The lands, or a 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(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2268) Exception CR 2268

The lands, or a 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2269) Exception CR 2269

The lands, or a 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(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2270) Exception CR 2270

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86. and

(C) Section 12(2) 107 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2271) Exception CR 2271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands which have **front lot lines** on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, City of Toronto by-law 192-03.

(E) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 118 YORKVILLE AVE, 80 YORKVILLE AVE, City of Toronto by-law 250-04.

(F) On 69 YORKVILLE AVE, former City of Toronto by-law 344-76.

(G) On 150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, the even numbered addresses of 162 - 164 CUMBERLAND ST, former City of Toronto by-law 674-80.

(2272) Exception CR 2272

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 2709 to 2741 Yonge Street in 1993, Section 12(1) 345 of

former City of Toronto By-law 438-86.

(C) On 2727 YONGE ST, City of Toronto by-law 1171-08; and

(D) Section 12(2) 107 of former City of Toronto By-law 438-86.

(E) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2273) Exception CR 2273

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2274) Exception CR 2274

The lands, or a portion thereof 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 2532 Yonge Street in 1981, a **club** that is a Y.W.C.A. is a permitted use, if:

(i) the **gross floor area** of the use does not exceed a floor space index of 3.0; and

(ii) the height of the **building** does not exceed 14.0 metres. [TO: By-law 438-86; 12 (1) 163(iv), 12 (1) 164]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(2275) Exception CR 2275

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) On or between the even numbered addresses of 1818 -1820 BAYVIEW AVE, 2400 YONGE ST, 2401 YONGE ST, former City of Toronto by-law 212-84;

(C) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 119 of former City of Toronto By-law 438-86

(2276) Exception CR 2276

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
  (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
    (a) 1.0 for each 6 **bed-sitting rooms**;
    (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
    (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
    (d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 118 of former City of Toronto By-law 438-86.
(C) Section 12(2) 119 of former City of Toronto By-law 438-86
(D) On 170 MANOR RD E, 650 MOUNT PLEASANT RD, City of Toronto by-law 543-04.
(E) Section 12(2) 227 of former City of Toronto By-law 438-86.

(2277) Exception CR 2277

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
  (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
  (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
  (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
    (b) no **building setback** is required from any other zone category; and
(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
  (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
    (a) 1.0 for each 6 **bed-sitting rooms**;
    (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
    (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
    (d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 199 of former City of Toronto By-law 438-86.
(B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and
(C) On the odd numbered addresses of 1369 -1379 BLOOR ST W, 2 MERCHANT LANE, former City

of Toronto by-law 695-92.

(D) Section 12(2) 335 of former City of Toronto By-law 438-86.

(E) Section 12(2) 336 of former City of Toronto By-law 438-86.

(2278) Exception CR 2278

The lands, or a portion thereof as noted below, are subject 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 By-law 438-86.

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(C) On these lands former City of Toronto by-law 92-85.

(D) Section 12(1) 434 of former City of Toronto By-law 438-86.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(G) On or between the odd numbered addresses of 5 - 29A AITKEN PL, the even numbered addresses of 6 - 20 AITKEN PL, 30 ALBERT FRANCK PL, 3 BERKELEY ST, 1 CHURCH ST, 2 CHURCH ST, the odd numbered addresses of 1 - 25 DOUVILLE CRT, the even numbered addresses of 6 - 28B DOUVILLE CRT, 109 FRONT ST E, 145 FRONT ST E, 165 FRONT ST E, 171 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 135 GEORGE ST S, 50 GEORGE ST S, 33 HAHN PL, 5 HAHN PL, 25 HENRY LANE TER, 50 HENRY LANE TER, 85 HENRY LANE TER, the odd numbered addresses of 1 - 97 LONGBOAT AVE, the even numbered addresses of 150 - 150R LONGBOAT AVE, the even numbered addresses of 2 - 90 LONGBOAT AVE, 85 LOWER JARVIS ST, 106 LOWER SHERBOURNE ST, 2 PARLIAMENT ST, 44 PARLIAMENT ST, the odd numbered addresses of 5 - 43 PORTNEUF CRT, the even numbered addresses of 6 - 36 PORTNEUF CRT, the even numbered addresses of 5 - 19 PRINCESS ST, 125 SCADDING AVE, 15 SCADDING AVE, 65 SCADDING AVE, 125 THE ESPLANADE, 131 THE ESPLANADE, 140 THE ESPLANADE, 155 THE ESPLANADE, 160 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, 133 WILTON ST, former City of Toronto by-law 116-82.

(H) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(I) On these lands former City of Toronto by-law 145-83.

(J) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 198-79.

(K) On these lands former City of Toronto by-law 24-77.

(L) On these lands former City of Toronto by-law 373-79.

(M) On these lands former City of Toronto by-law 478-78.

(N) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 513-90.

(O) On these lands former City of Toronto by-law 514-86.

(P) On these lands former City of Toronto by-law 515-76.

(Q) On these lands former City of Toronto by-law 576-76.

(R) On these lands former City of Toronto by-law 615-79.

(S) On these lands former City of Toronto by-law 61-80.

(T) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 61-81.

(U) On these lands former City of Toronto by-law 664-78.

(V) On these lands former City of Toronto by-law 677-76.

(W) On these lands former City of Toronto by-law 812-78.

(X) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 848-79.

(Y) On these lands former City of Toronto by-law 879-80.

(Z) On these lands former City of Toronto by-law 889-78.

(2279) Exception CR 2279

The lands, or a portion thereof as noted below, are subject 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 By-law 438-86.

(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) On 96 GERRARD ST E, former City of Toronto by-law 110-72.

(F) On 96 GERRARD ST E, former City of Toronto by-law 241-73.

(G) On 96 GERRARD ST E, former City of Toronto by-law 723-85.

(2281) Exception CR 2281

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 426 Queen Street East in 1993, Section 12(1) 352 of former City of Toronto By-law 438-86.

(C) On these lands former City of Toronto by-law 39-80;

(D) On these lands former City of Toronto by-law 49-90;

(E) On these lands former City of Toronto by-law 531-78;

(F) On these lands former City of Toronto by-law 532-78;

(G) On these lands former City of Toronto by-law 533-78;

(H) On these lands former City of Toronto by-law 546-83;

(I) On these lands former City of Toronto by-law 547-83;

(J) On these lands former City of Toronto by-law 59-82; and

(K) On these lands former City of Toronto by-law 696-81.

(L) Section 12(1) 232 of former City of Toronto By-law 438-86.

(M) Section 12(2) 156 of former City of Toronto By-law 438-86.

(N) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2282) Exception CR 2282

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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; and

(J) On these lands former City of Toronto by-law 696-81.

(K) Section 12(1) 232 of former City of Toronto By-law 438-86.

(L) Section 12(2) 156 of former City of Toronto By-law 438-86.

(M) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2283) Exception CR 2283

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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; and

(J) On these lands former City of Toronto by-law 696-81.

(K) Section 12(1) 232 of former City of Toronto By-law 438-86.

(L) Section 12(2) 156 of former City of Toronto By-law 438-86.

(M) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2284) Exception CR 2284

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 232 of former City of Toronto By-law 438-86. and

(C) On 161R BRUNSWICK AVE, 129 HARBORD ST, former City of Toronto by-law 287-93.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 228 of former City of Toronto By-law 438-86.

(2285) Exception CR 2285

The lands, or a 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 **eating establishment** or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(B) On a **lot**, a **nursing home**, **retirement home**, or **nursing home** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 14 SPADINA RD, former City of Toronto by-law 620-76.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2286) Exception CR 2286

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 95 St. Clair Avenue West in 1959, Section 12(1) 28 of former City of Toronto By-law 438-86.

(D) Section 12(2) 262 of former City of Toronto By-law 438-86;

(E) On 95 ST CLAIR AVE W, former City of Toronto by-law 22304.

(2287) Exception CR 2287

The lands, or a portion thereof 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(2) 270 (a) of former City of Toronto By-law 438-86;

(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.

(D) Section 12 (2) 258 of former City of Toronto By-law 438-86.

(2290) Exception CR 2290

The lands, or a portion thereof as noted below, are subject 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) 270 (a) 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

(2291) Exception CR 2291

The lands, or a portion thereof 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 483-497 Eglinton Avenue West in 1968, office is a permitted use in a six **storey building** that exists on the site. [TO: 438-86; 12 (1) 315]

(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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the odd numbered addresses of 413 - 419 EGLINTON AVE W, 70 ELMSTHORPE AVE, 72

ELMSTHORPE AVE, former City of Toronto by-law 354-81.

(2292) Exception CR 2292

The lands, or a portion thereof 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) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 446 SPADINA RD, former City of Toronto by-law 382-68; and

(C) On 439 SPADINA RD, former City of Toronto by-law 60-88.

(2293) Exception CR 2293

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 625 Queen Street East, City of Toronto by-law 689-2007;

(D) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(E) Section 12(2) 119 of former City of Toronto By-law 438-86

(2294) Exception CR 2294

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 625 Queen Street East, City of Toronto by-law 689-2007; and

(D) On 625 QUEEN ST E, City of Toronto by-law 689-07.

(2295) Exception CR 2295

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86.

(C) On these lands City of Toronto by-law 805-99;

(D) On these lands former City of Toronto by-law 96-0279; and

(E) On these lands former City of Toronto By-law 880-79.

(2296) Exception CR 2296

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86.

(C) On these lands City of Toronto by-law 805-99;

(D) On these lands former City of Toronto by-law 96-0279;

(E) On the odd numbered addresses of 1651 -1661 QUEEN ST E, 1669 QUEEN ST E, City of Toronto by-law 96-0280; and

(F) On these lands former City of Toronto By-law 880-79.

(2297) Exception CR 2297

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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; and

(J) On these lands former City of Toronto by-law 696-81.

(K) Section 12(1) 348 of former City of Toronto By-law 438-86.

(L) Section 12(2) 156 of former City of Toronto By-law 438-86.

(M) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2298) Exception CR 2298

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86. and

(C) Section 12(2) 107 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2299) Exception CR 2299

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86.

(C) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 119 of former City of Toronto By-law 438-86

(E) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2300) Exception CR 2300

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2301) Exception CR 2301

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86. and

(C) Section 12(2) 107 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2302) Exception CR 2302

The lands, or a 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** or **townhouses** containing more than three units is not permitted.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 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) Section 12(2) 227 of former City of Toronto By-law 438-86.

(2303) Exception CR 2303

The lands, or a portion thereof 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]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 334 DUNDAS ST W, former City of Toronto by-law 275-74;

(C) On 326 DUNDAS ST W, former City of Toronto by-law 308-74;

(D) On 340 DUNDAS ST W, former City of Toronto by-law 313-74;

(E) On 356 DUNDAS ST W, former City of Toronto by-law 351-80;

(F) On 356 DUNDAS ST W, former City of Toronto by-law 389-74.

(G) On 356 DUNDAS ST W, former City of Toronto by-law 69-72.

(H) Section 12(1) 348 of former City of Toronto By-law 438-86.

(I) On the lands municipally known as 346 Dundas Street West in 1976, Section 12(2) 57 of former City of Toronto By-law 438-86.

(J) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2305) Exception CR 2305

The lands, or a 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**, service, maintenance and repair facility of a public **transportation use** is permitted.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86;

(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(D) On 1920 YONGE ST, 1930R YONGE ST, 1932R YONGE ST, former City of Toronto by-law 967-88.

(2306) Exception CR 2306

The lands, or a portion thereof 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 Eglinton Avenue East in 1962, a **building** with office use is permitted to exceed the maximum floor space index of 4.0, if:

(i) the excess **interior floor area** is not greater than the total of the **interior floor areas** of the second and third **storeys** of the **building** above grade; and

(ii) the second and third **storeys** of the **building** are used exclusively as a **parking garage**. [TO: 438-86; 12(1) 39]

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2307) Exception CR 2307

The lands, or a 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 clinic, **club**, **performing arts studio**, police station, **art gallery**, library, **museum**, post office, **financial institution**, **personal service shop**, **pet services**, **eating establishment**, **take-out eating establishment**, **retail store**, **service shop**, **custom workshop**, **artist studio**, **production studio**, **software development and processing**, **retail service**, **ancillary** showroom, publisher/office, auctioneer's **premises**, **entertainment place of assembly** and **place of assembly** are permitted without providing or maintaining **parking spaces** on the **lot**;

(B) On a **lot**, residential uses are permitted without providing or maintaining **parking spaces** on the **lot**, but must provide the required number of spaces within 300 metres of the **lot** used for residential use; and

(C) a **non-residential building** or **mixed use building** is permitted without providing the required common outdoor **amenity space**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Section 12(2) 258 of former City of Toronto By-law 438-86.

(E) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 400 YONGE ST, 444 YONGE ST, City of Toronto by-law 1330-08.

(F) Section 12(1) 334 of former City of Toronto By-law 438-86.

(G) Section 12(1) 335 of former City of Toronto By-law 438-86.

(H) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(I) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 41-79.

(J) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 71-91.

(K) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 834-79.

(L) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 840-78.

(M) On these lands former City of Toronto by-law 97-0194.

(2308) Exception CR 2308

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 111 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Section 12(2) 256 of former City of Toronto By-law 438-86.

(F) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 428-82.

(G) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 522-79.

(H) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 636-82.

(I) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 715-82.

(J) On 595 BAY ST, 633 BAY ST, 25 ELM ST, t former City of Toronto by-law 743-79.

(K) On 633 BAY ST, former City of Toronto by-law 808-88.

(2309) Exception CR 2309

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(5)(d) of former City of Toronto By-law 438-86.

(E) On 55 CENTRE AVE, 108 CHESTNUT ST, former City of Toronto by-law 322-87.

(F) On 439 UNIVERSITY AVE, former City of Toronto by-law 270-81.

(G) On these lands City of Toronto by-law 593-06.

(H) On 439 UNIVERSITY AVE, former City of Toronto by-law 697-82.

(I) On 111 CHESTNUT ST, 112 ELIZABETH ST, former City of Toronto by-law 710-82.

(2310) Exception CR 2310

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(1) 334 of former City of Toronto By-law 438-86.

(D) Section 12(1) 335 of former City of Toronto By-law 438-86.

(E) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 38-78.

(F) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 39-78.

(2311) Exception CR 2311

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 113-83.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 38-78.

(G) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 39-78.

(H) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 641-87.

(I) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 708-82.

(2312) Exception CR 2312

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 58 Richmond Street East in 1988, Section 12(2) 133 of former City of Toronto By-law 438-86.

(D) On 61 QUEEN ST E, 58 RICHMOND ST E, former City of Toronto by-law 250-85.

(2313) Exception CR 2313

The lands, or a portion thereof as noted below, are subject to 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 255 and 275 King Street West in 1989, Section 12(1) 357 of former City of Toronto By-law 438-86.

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, former City of Toronto by-law 616-89.

(2314) Exception CR 2314

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(1) 398 of former City of Toronto By-law 438-86.

(E) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, former City of Toronto by-law 653-87.

(F) On 36 TORONTO ST, former City of Toronto by-law 726-84.

(2315) Exception CR 2315

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On 57 ADELAIDE ST E, former City of Toronto by-law 76-90.

(2316) Exception CR 2316

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On the even numbered addresses of 54 - 60 COLBORNE ST, 70 COLBORNE ST, 101 KING ST E, former City of Toronto by-law 94-0653.

(2317) Exception CR 2317

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 245-79.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(G) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 41-79.

(H) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, former City of Toronto by-law 440-85.

(I) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 71-91.

(J) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, former City of Toronto by-law 834-79.

(K) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 767 BAY ST, 44 GERRARD ST W, 400 YONGE ST, 444 YONGE ST, City of Toronto by-law 840-78.

(2318) Exception CR 2318

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 18 ELM ST, former City of Toronto by-law 284-80; and

(D) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(E) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 428-82.

(F) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 522-79.

(G) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 636-82.

(H) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 715-82.

(I) On 595 BAY ST, 633 BAY ST, 25 ELM ST, former City of Toronto by-law 743-79.

(2319) Exception CR 2319

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(D) Section 12(1) 333 of former City of Toronto By-law 438-86.

(E) On 10 SHUTER ST, 244 VICTORIA ST, former City of Toronto by-law 670-91.

(F) On 10 SHUTER ST, 244 VICTORIA ST, former City of Toronto by-law 97-0202.

(G) Section 12(2) 244 of former City of Toronto By-law 438-86.

(2320) Exception CR 2320

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 216 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) On these lands former City of Toronto by-law 97-0194.

(2321) Exception CR 2321

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) Section 12(1) 305 of former City of Toronto By-law 438-86.

(D) On or between the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 777 BAY ST, the even numbered addresses of 382 - 444 YONGE ST, and the odd numbered addresses of 1 – 27 COLLEGE ST, City of Toronto by-law 1330-08.

(E) Section 12(1) 334 of former City of Toronto By-law 438-86.

(F) Section 12(1) 335 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 the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 777 BAY ST, 44 GERRARD ST W, the even numbered addresses of 382 - 444 YONGE ST, and the odd numbered addresses of 1 – 27 COLLEGE ST, former City of Toronto by-law 41-79.

(I) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 777 BAY ST, 44 GERRARD ST W, the even numbered addresses of 382 - 444 YONGE ST, and the

odd numbered addresses of 1 – 27 COLLEGE ST, former City of Toronto by-law 71-91.

(J) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 777 BAY ST, 44 GERRARD ST W, the even numbered addresses of 382 - 444 YONGE ST, and the odd numbered addresses of 1 – 27 COLLEGE ST, former City of Toronto by-law 834-79.

(K) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 777 BAY ST, 44 GERRARD ST W, the even numbered addresses of 382 - 444 YONGE ST, and the odd numbered addresses of 1 – 27 COLLEGE ST, former City of Toronto by-law 840-78.

(L) On the odd numbered addresses of 711 - 717 BAY ST, the odd numbered addresses of 761 - 777 BAY ST, 44 GERRARD ST W, the even numbered addresses of 382 - 444 YONGE ST, and the odd numbered addresses of 1 – 27 COLLEGE ST, former City of Toronto by-law 245-79.

(M) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2322) Exception CR 2322

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 38-78.

(G) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 39-78.

(H) On 2 QUEEN ST W, former City of Toronto by-law 552-86.

(2323) Exception CR 2323

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) On 481 UNIVERSITY AVE, former City of Toronto by-law 15518.

(E) On 443 UNIVERSITY AVE, former City of Toronto by-law 15203.

(F) On these lands City of Toronto by-law 593-06.

(2324) Exception CR 2324

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) On 61 QUEEN ST E, 58 RICHMOND ST E, former City of Toronto by-law 250-85.

(E) On the lands municipally known as 61 Queen Street East in 1988, Section 12(2) 146 of former City of Toronto By-law 438-86.

(2325) Exception CR 2325

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 195 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Section 12(2) 276 of former City of Toronto By-law 438-86.

(F) On 1 KING ST W, former City of Toronto by-law 303-90.

(G) Section 12(1) 333 of former City of Toronto By-law 438-86.

(H) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(I) On 100 YONGE ST, former City of Toronto by-law 173-88.

(J) On 303 BAY ST, the even numbered addresses of 40 - 44 KING ST W, 104 YONGE ST, former City of Toronto by-law 503-84.

(2326) Exception CR 2326

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(E) On 1 QUEEN ST E, 20 RICHMOND ST E, former City of Toronto by-law 670-85.

(F) On 1 QUEEN ST E, 20 RICHMOND ST E, former City of Toronto by-law 749-85.

(G) On 15 RICHMOND ST E, 151 YONGE ST, former City of Toronto by-law 94-89.

(2327) Exception CR 2327

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(E) On 1 ADELAIDE ST E, former City of Toronto by-law 996-88.

(2328) Exception CR 2328

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY

SQ, former City of Toronto by-law 113-83.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 244-79.

(G) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 38-78.

(H) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 39-78.

(I) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 641-87.

(J) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 707-82.

(K) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 708-82.

(L) On 483 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 714-82.

(M) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 71-80.

(N) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 886-78.

(2329) Exception CR 2329

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 175 Elizabeth Street in 1995, Section 12(1) 400 of former City of Toronto By-law 438-86.

(D) On 110 EDWARD ST, former City of Toronto by-law 218-75; and

(E) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(F) On 77 ELM ST, former City of Toronto by-law 672-79.

(G) On 110 EDWARD ST, former City of Toronto by-law 722-80.

(H) On 110 EDWARD ST, former City of Toronto by-law 863-80.

(2330) Exception CR 2330

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 113-83.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 244-79.

(G) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the former City of Toronto by-law 38-78.

(H) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, the ormer City of Toronto by-law 39-78.

(I) On 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 40-79.

(J) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY

SQ, the former City of Toronto by-law 641-87.

(K) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 707-82.

(L) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 708-82.

(M) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 71-80.

(N) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 886-78.

(O) On 525 BAY ST, 1 DUNDAS ST W, former City of Toronto by-law 887-78.

(2331) Exception CR 2331

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 90 Gerrard Street West and 201 Elizabeth Street in 1988, Section 12(2) 71 of former City of Toronto By-law 438-86.

(D) On 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 22909.

(E) Section 12(1) 333 of former City of Toronto By-law 438-86.

(F) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, ormer City of Toronto by-law 353-77.

(G) On 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 369-68.

(I) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 392-83.

(H) On 67 COLLEGE ST, 201 ELIZABETH ST, 90 GERRARD ST W, former City of Toronto by-law 485-77.

(2332) Exception CR 2332

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 55 JOHN ST, the odd numbered addresses of 215 - 225 KING ST W, 200 WELLINGTON ST W, former City of Toronto by-law 616-89.

(2333) Exception CR 2333

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 75 Simcoe Street in 1981, Section 12(2) 120 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(E) On or between the even numbered addresses of 150 - 166 YORK ST, former City of Toronto by-law 107-81.

(F) On or between the even numbered addresses of 390 - 394 BAY ST, 65 QUEEN ST W, former City of Toronto by-law 119-68;

(G) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-law 121-80;

(H) On 1 UNIVERSITY AVE, former City of Toronto by-law 129-83;

(I) Section 12(1) 333 of former City of Toronto By-law 438-86.

(J) Section 12(2) 208 of former City of Toronto By-law 438-86.

(K) On 77 ADELAIDE ST W, former City of Toronto by-law 131-78.

(L) On 73 RICHMOND ST W and 66 TEMPERANCE ST, City of Toronto by-law 149-02.

(M) On 141 BAY ST, 45 BAY ST, 40 BAY ST, 55 BREMNER BLVD, 222 BREMNER BLVD, 280 BREMNER BLVD, the odd numbered addresses of 61 - 71 FRONT ST W, 18 YONGE ST, 55 YORK ST, 16 YORK ST, 18 YORK ST, former City of Toronto by-law 168-93.

(N) On the odd numbered addresses of 95 - 107 WELLINGTON ST W, former City of Toronto by-law 592-84.

(O) On 222 BAY ST, the odd numbered addresses of 55 - 77 KING ST W, 100 WELLINGTON ST W, former City of Toronto by-law 207-88.

(P) On 1 UNIVERSITY AVE, former City of Toronto by-law 27-83.

(Q) On 155 UNIVERSITY AVE, former City of Toronto by-law 283-85.

(R) On the even numbered addresses of 118A - 120 PEARL ST, 180 UNIVERSITY AVE, former City of Toronto by-law 287-90.

(S) On the odd numbered addresses of 95 - 107 WELLINGTON ST W, former City of Toronto by-law 30-83.

(T) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, former City of Toronto by-law 318-83.

(U) On the even numbered addresses of 150 - 166 YORK ST, former City of Toronto by-law 335-80.

(V) On 150 KING ST W, 75 SIMCOE ST, former City of Toronto by-law 416-81.

(W) On 200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST, former City of Toronto by-law 417-81.

(X) On 145R KING ST W, the odd numbered addresses of 95 - 107 WELLINGTON ST W, 70 YORK ST, former City of Toronto by-law 442-88.

(Y) On the even numbered addresses 180 to 188 UNIVERSITY AVE, 192 and 194 ADELAIDE ST W, City of Toronto by-law 469-06.

(Z) On 220 BAY ST, former City of Toronto by-law 475-91.

(AA) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-law 47-80.

(BB) On the even numbered addresses of 150 - 166 YORK ST,former City of Toronto by-law 522-80.

(CC) On 320 BAY ST, former City of Toronto by-law 56-87.

(2334) Exception CR 2334

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(D) On 161 BAY ST, the odd numbered addresses of 171 to 181 BAY ST, 10, 20, 22, and 32 FRONT

ST W, 30, 36, and 42 YONGE ST, and 1 and 35 WELLINGTON ST W, former City of Toronto by-law 44-88.

(2335) Exception CR 2335

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(D) Section 12(2) 208 of former City of Toronto By-law 438-86.

(E) On 20 ADELAIDE ST E, former City of Toronto by-law 490-85.

(F) On 20 ADELAIDE ST E, former City of Toronto by-law 629-87.

(G) On the lands municipally known as 10 Adelaide Street East, Section 12(2) 158 of former City of Toronto By-law 438-86.

(2336) Exception CR 2336

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 208 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 276 of former City of Toronto By-law 438-86.

(E) On 303 BAY ST, the even numbered addresses of 40 - 44 KING ST W, 104 YONGE ST, former City of Toronto by-law 503-84.

(F) On 20 KING ST W, former City of Toronto by-law 506-84.

(G) On 309, 311, and 325 BAY ST, City of Toronto by-law 587-03.

(2337) Exception CR 2337

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(D) On 15 RICHMOND ST E, 151 YONGE ST,former City of Toronto by-law 94-89.

(2338) Exception CR 2338

The lands, or a portion thereof as noted below, are subject 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 276 of former City of Toronto By-law 438-86.

(D) On a **lot**, surface **public parking** is not a permitted use.

(E) On the even numbered addresses of 120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 22 SHEPPARD ST, former City of Toronto by-law 511-78.

(F) On the even numbered addresses of 120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 22 SHEPPARD ST, former City of Toronto by-law 512-78.

(G) On the even numbered addresses of 100 - 104 ADELAIDE ST W, the even numbered addresses of 120 - 130 ADELAIDE ST W, 111 RICHMOND ST W, 85 RICHMOND ST W, 12 SHEPPARD ST, 22 SHEPPARD ST, City of Toronto by-law 875-00.

(H) On the lands municipally known as 100, 104, 120 and 130 Adelaide Street West and 85 and 111 Richmond Street West and 12 and 22 Sheppard Street in 1999, Section 12(2) 327 of former City of Toronto By-law 438-86.

(2339) Exception CR 2339

The lands, or 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 height requirements of Clause 40.10.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 60 degree angle over the **lot**, at an elevation of 13.7 metres along the entire length of the **front lot line**. [TO: 438-86; 12 (2) 90]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 17 Gould Street in 1994, Section 12(1) 284 of former City of Toronto By-law 438-86.

(B) Section 12(1) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(F) On these lands former City of Toronto by-law 97-0194.

(G) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, former City of Toronto by-law 97-80.

(2340) Exception CR 2340

The lands, or a portion thereof 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 222 Spadina Avenue in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 445 of former City of Toronto By-law 438-86.

(C) On 99 CAMERON ST, the even numbered addresses of 216 - 220 SPADINA AVE, 222 SPADINA AVE, former City of Toronto by-law 466-80.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2341) Exception CR 2341

The lands, or a portion thereof 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 345 Bloor Street East and 77 Huntley Street in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 345 BLOOR ST E, 77 HUNTLEY ST, former City of Toronto by-law 148-70.

(2342) Exception CR 2342

The lands, or a portion thereof 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 75 McCaul Street in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

Prevailing By-laws and Prevailing Sections:

(A) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54one half ST PATRICK ST, former City of Toronto by-law 267-73.

(B) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54one half ST PATRICK ST, former City of Toronto by-law 531-80.

(C) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, former City of Toronto by-law 551-80.

(D) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 94-0534.

(E) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 97-0601.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2343) Exception CR 2343

The lands, or a portion thereof 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 280 Spadina Avenue, 507, 519, 521 Dundas Street West in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On or between the odd numbered addresses of 507 - 521 DUNDAS ST W, 280 SPADINA AVE, former City of Toronto by-law 447-85; and

(C) Section 12(2) 208 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2344) Exception CR 2344

The lands, or a portion thereof 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 1560 Yonge Street in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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 10 DELISLE AVE, 1560 YONGE ST, t City of Toronto by-law 104-01;

(D) Section 12(2) 262 of former City of Toronto By-law 438-86;

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2346) Exception CR 2346

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 241 and 247 Spadina Avenue in 1999, Section 12(1) 444 of former City of Toronto By-law 438-86.

(C) Section 12(1) 445 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2348) Exception CR 2348

The lands, or a 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 **hospital** is a permitted use, provided:

(i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** that existed on the **lot** on March 31, 1979;

(ii) the height of the **building** does not exceed 18.0 metres;

(iii) the amount of **landscaped** open space that existed on the **lot** on March 31, 1979 is not reduced.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 340 COLLEGE ST, 350 COLLEGE ST, former City of Toronto by-law 537-85.

(C) Section 12(1) 232 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2349) Exception CR 2349

The lands, or a portion thereof 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 **building** may exceed a floor space index of 1.5 by 0.5, if the **lot area** is less than 139.35 square metres;

(B) On the lands, a clinic, **eating establishment**, **take-out eating establishment**, **personal service shop**, **recreation use**, **retail service**, **pet services**, **laboratory**, **production studio**, **club**, **recreation use**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **vehicle dealership**, **funeral home**, **veterinary hospital**, and **holistic centre** is not permitted uses. [TO: 438-86; 12 (2) 100]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On or between the odd numbered addresses of 109 - 119 SCOLLARD ST, 100 YORKVILLE AVE, 80 YORKVILLE AVE, City of Toronto by-law 192-03;

(C) On 87 SCOLLARD ST, former City of Toronto by-law 236-81.

(D) Section 12(1) 335 of former City of Toronto By-law 438-86.

(E) On 87 SCOLLARD ST, former City of Toronto by-law 258-75.

(2350) Exception CR 2350

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On 55 CHARLES ST W, 57 CHARLES ST W, former City of Toronto by-law 559-78.

(C) On 55 CHARLES ST W, 57 CHARLES ST W, former City of Toronto by-law 596-78.

(2351) Exception CR 2351

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On these lands former City of Toronto by-law 39-80;

(D) On these lands former City of Toronto by-law 49-90;

(E) On these lands former City of Toronto by-law 531-78;

(F) On these lands former City of Toronto by-law 532-78;

(G) On these lands former City of Toronto by-law 533-78;

(H) On these lands former City of Toronto by-law 546-83;

(I) On these lands former City of Toronto by-law 547-83;

(J) On these lands former City of Toronto by-law 59-82; and

(K) On these lands former City of Toronto by-law 696-81.

(2352) Exception CR 2352

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On 120 ADELAIDE ST E, the even numbered addresses of 132 - 134 ADELAIDE ST E, 142 ADELAIDE ST E, 111 LOMBARD ST, 95 LOMBARD ST, former City of Toronto by-law 245-86.

(C) Section 12(1) 333 of former City of Toronto By-law 438-86.

(D) On 76 LOMBARD ST, 79R RICHMOND ST E, former City of Toronto by-law 658-91.

(E) On 90 ADELAIDE ST E, 77 LOMBARD ST, former City of Toronto by-law 711-77.

(F) On 90 ADELAIDE ST E, 69 LOMBARD ST, 77 LOMBARD ST, former City of Toronto by-law 96-0140.

(2353) Exception CR 2353

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 184 SPADINA AVE, 188 SPADINA AVE, former City of Toronto by-law 181-83;

(D) On 184 SPADINA AVE, former City of Toronto by-law 422-83.

(2354) Exception CR 2354

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(D) On 20 GROSVENOR ST, former City of Toronto by-law 561-82.

(2355) Exception CR 2355

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 56 of former City of Toronto By-law 438-86.

(2356) Exception CR 2356

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On 5 ST JOSEPH ST, 15 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, City of Toronto by-law 1201-09.

(C) On 11 ST JOSEPH ST, 5 ST JOSEPH ST, 15 ST NICHOLAS ST, 9 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, City of Toronto by-law 469-98.

(D) On the even numbered addresses of 22 - 24 WELLESLEY ST W, former City of Toronto by-law 80-87.

(2357) Exception CR 2357

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) On the lands municipally known as 287 Davenport Road in 1984, Section 12(2) 67 of former City of Toronto By-law 438-86.

(C) On or between the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, former City of Toronto by-law 21970;

(D) On the even numbered addresses of 178 - 188 BEDFORD RD, 190 BEDFORD RD, 192 BEDFORD RD, former City of Toronto by-law 22391; and

(E) On 247 DAVENPORT RD, former City of Toronto by-law 368-73.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2358) Exception CR 2358

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On 38 GRENVILLE ST, City of Toronto by-law 254-04;

(C) On 30 COLLEGE ST, 25 GRENVILLE ST, former City of Toronto by-law 259-87.

(D) On the even numbered addresses of 10 - 18 GRENVILLE ST, former City of Toronto by-law 681-92.

(E) On 860 Bay St City of Toronto by-law 519-2008.

(2359) Exception CR 2359

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On the odd numbered addresses of 167 - 195 COLLEGE ST, 199 COLLEGE ST, 203 COLLEGE ST, 67 HENRY ST, former City of Toronto by-law 20821; and

(C) On 199 COLLEGE ST,former City of Toronto by-law 514-79.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2360) Exception CR 2360

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 239 COLLEGE ST, former City of Toronto by-law 344-91.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2361) Exception CR 2361

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 12 AMELIA ST, former City of Toronto by-law 394-79.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2362) Exception CR 2362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands that have a **lot line** on Carlton Street, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 520 PARLIAMENT ST, the even numbered addresses of 44 - 46 WINCHESTER ST, City of Toronto by-law 548-87.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2363) Exception CR 2363

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2364) Exception CR 2364

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 76 - 86 CHARLES ST W, 1 ST THOMAS ST, City of Toronto by-law 1090-02.

(C) On 1 ST THOMAS ST, former City of Toronto by-law 372-79.

(D) On 1 ST THOMAS ST, former City of Toronto by-law 579-79.

(E) On 110 CHARLES ST W, 4 ST THOMAS ST, the even numbered addresses of 6 - 8 ST THOMAS ST, City of Toronto by-law 60-08.

(F) On the odd numbered addresses of 5 - 9 SULTAN ST, former City of Toronto by-law 792-79.

(G) On 23 ST THOMAS ST, former City of Toronto by-law 96-0093.

(H) On the odd numbered addresses of 5 - 9 SULTAN ST, former City of Toronto by-law 97-0501.

(2366) Exception CR 2366

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On these lands, former City of Toronto by-law 116-82.

(C) Section 12(2) 208 of former City of Toronto By-law 438-86.

(D) On these lands former City of Toronto by-law 145-83.

(E) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, tformer City of Toronto by-law 198-79.

(F) On these lands former City of Toronto by-law 24-77.

(G) On these lands former City of Toronto by-law 373-79.

(H) On these lands former City of Toronto by-law 391-78.

(I) On these lands former City of Toronto by-law 478-78.

(J) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE

ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 513-90.

(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 615-79.

(O) On these lands former City of Toronto by-law 61-80.

(P) On 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 61-81.

(Q) On these lands 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 2 CHURCH ST, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 848-79.

(U) On these lands former City of Toronto by-law 879-80.

(V) On these lands former City of Toronto by-law 889-78.

(W) On these lands former City of Toronto by-law 92-85.

(2367) Exception CR 2367

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On these lands, former City of Toronto by-law 121-80.

(C) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-law 47-80.

(2368) Exception CR 2368

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12 (2) 256 of former City of Toronto By-law 438-86.;

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST,former City of Toronto by-law 205-88;

(E) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 540-87;

(F) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 787-83; and

(G) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, former City of Toronto by-law 788-83.

(2369) Exception CR 2369

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(D) On 140 CARLTON ST, former City of Toronto by-law 146-70.

(2370) Exception CR 2370

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(D) On the even numbered addresses of 74 - 86 GERRARD ST E, former City of Toronto by-law 1-79.

(E) On the even numbered addresses of 74 - 86 GERRARD ST E, former City of Toronto by-law 56-82.

(F) On the even numbered addresses of 74 - 86 GERRARD ST E, former City of Toronto by-law 763-78.

(G) On the lands municipally known as 101 McGill Street, Section 12(2) 147 of former City of Toroonto By-law 438-86.

(2371) Exception CR 2371

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(D) On 951 BAY ST, former City of Toronto by-law 21926.

(E) On 951 BAY ST, former City of Toronto by-law 22928.

(2372) Exception CR 2372

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(D) On 62 WELLESLEY ST W, former City of Toronto by-law 231-79.

(2373) Exception CR 2373

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(D) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, former City of Toronto by-law 97-80.

(2374) Exception CR 2374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) On 96 ST PATRICK ST, City of Toronto by-law 151-02;

(B) On 248 SIMCOE ST, 438 UNIVERSITY AVE, former City of Toronto by-law 171-88;

(C) On 234 SIMCOE ST, former City of Toronto by-law 233-77;

(D) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54one half ST PATRICK ST, former City of Toronto by-law 267-73; and

(E) On 234 SIMCOE ST, former City of Toronto by-law 284-77.

(F) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54one half ST PATRICK ST, former City of Toronto by-law 531-80.

(G) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, former City of Toronto by-law 551-80.

(H) On 30 ST PATRICK ST, former City of Toronto by-law 761-86.

(I) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 94-0534.

(J) On 180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE, former City of Toronto by-law 97-0599.

(K) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 51 MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 97-0601.

(2375) Exception CR 2375

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On 21 BALMUTO ST, City of Toronto by-law 226-07; and

(C) On these lands City of Toronto by-law 466-2005.

(D) On 35 BALMUTO ST, 764 YONGE ST, City of Toronto by-law 466-05.

(2376) Exception CR 2376

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, former City of Toronto by-law 273-83; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(D) On 280 SIMCOE ST, 211 ST PATRICK ST, former City of Toronto by-law 528-80.

(E) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, former City of Toronto by-law 64-83.

(2377) Exception CR 2377

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On 35 CHARLES ST W, former City of Toronto by-law 296-70.

(C) On 35 CHARLES ST W, former City of Toronto by-law 57-67.

(2378) Exception CR 2378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 326-85;

(D) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 787-83; and

(E) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, former City of Toronto by-law 788-83.

(2379) Exception CR 2379

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) On 194 DAVENPORT RD, former City of Toronto by-law 542-78; and

(C) On 202 DAVENPORT RD, former City of Toronto by-law 97-77.

(D) Section 12(2) 137 of former City of Toronto By-law 438-86.

(E) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2380) Exception CR 2380

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 184 DAVENPORT RD, former City of Toronto by-law 584-78.

(D) Section 12(2) 137 of former City of Toronto By-law 438-86.

(2381) Exception CR 2381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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; and

(J) On these lands former City of Toronto by-law 696-81.

(K) Section 12(2) 156 of former City of Toronto By-law 438-86.

(2382) Exception CR 2382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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.

(2383) Exception CR 2383

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(C) On a **lot**, the maximum **gross floor area** for commercial purposes is 1,622 square metres.

(D) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.

(E) On the lands municipally known as 20-30 Asquith Avenue and 830 Church Street, Section 12 (2) 168 of former City of Toronto By-law 438-86.

(2384) Exception CR 2384

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(E) Section 12(1) 333 of former City of Toronto By-law 438-86.

(F) On 2 BLOOR ST E, former City of Toronto by-law 972-88.

(2385) Exception CR 2385

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(C) Section 12(5)(d) of former City of Toronto By-law 438-86.

(D) On 789 YONGE ST, former City of Toronto by-law 114-74.

(E) On 789 YONGE ST, former City of Toronto by-law 246-74.

(F) On 789 YONGE ST, former City of Toronto by-law 456-76.

(2386) Exception CR 2386

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(D) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, former City of Toronto by-law 317-80.

(E) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, 19 PARK RD, 21 PARK RD, former City of Toronto by-law 657-89.

(F) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, former City of Toronto by-law 853-79.

(2387) Exception CR 2387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(C) On 168 JOHN ST, former City of Toronto by-law 20-77; and

(D) On 168 JOHN ST, former City of Toronto by-law 590-76.

(E) On the lands municipally known as 238 Queen Street West, Section 12 (2) 188 of former City of Toronto By-law 438-86.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(G) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(2388) Exception CR 2388

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 203 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(G) On 180 QUEEN ST W, City of Toronto by-law 355-03.

(H) On 180 QUEEN ST W, 190 SIMCOE ST, 330 UNIVERSITY AVE, former City of Toronto by-law 97-0599.

(2389) Exception CR 2389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5

metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(D) On the lands, any part of a **building** above the first **storey** must be used for residential use. [TO: 438-86; 12(2) 101]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(C) On 398 DUNDAS ST E, former City of Toronto by-law 235-75;

(D) On 257 DUNDAS ST E, former City of Toronto by-law 276-75;

(E) On 346 DUNDAS ST E, former City of Toronto by-law 573-78;

(F) On 310 DUNDAS ST E, former City of Toronto by-law 616-76;

(G) On or between the odd numbered addresses of 263 - 271 DUNDAS ST E, former City of Toronto by-law 96-0343;

(H) On 257 DUNDAS ST E, former City of Toronto by-law 443-75;

(I) On 398 DUNDAS ST E, former City of Toronto by-law 468-75;

(J) On 346 DUNDAS ST E, former City of Toronto by-law 574-78; and

(K) On 310 DUNDAS ST E, former City of Toronto by-law 617-76.

(L) Section 12(1) 66 of former City of Toronto By-law 438-86.

(M) Section 12(2) 132 of former City of Toronto By-law 438-86.

(N) Section 12 (2) 207 of former City of Toronto By-law 438-86.

(O) Section 12 (2) 239 of former City of Toronto By-law 438-86.

(P) On the lands municipally known as 401 Dundas Street East in 1992, Section 12 (2) 290 of former City of Toronto By-law 438-86.

(2390) Exception CR 2390

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(C) Section 12(1) 333 of former City of Toronto By-law 438-86.

(D) Section 12(1) 335 of former City of Toronto By-law 438-86.

(E) On 80 DUNDAS ST E, former City of Toronto by-law 381-91.

(2391) Exception CR 2391

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(C) On 81 DALHOUSIE ST, 99 DALHOUSIE ST, 125 DUNDAS ST E, the even numbered addresses of 78 - 88 MUTUAL ST, former City of Toronto by-law 247-91; and

(D) the lands subject to this exception must comply with City of Toronto By-law 180-2005;

(E) Section 12(1) 333 of former City of Toronto By-law 438-86.

(F) Section 12(1) 334 of former City of Toronto By-law 438-86.

(G) Section 12(1) 335 of former City of Toronto By-law 438-86.

(H) On the even numbered addresses of 30 - 50 MUTUAL ST, 80 QUEEN ST E, 88 QUEEN ST E, former City of Toronto by-law 699-92.

(I) On the even numbered addresses of 64 - 70 SHUTER ST, former City of Toronto by-law 96-0064.

(2392) Exception CR 2392

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) the lands subject to this exception must comply with City of Toronto By-law 180-2005;

(F) Section 12(1) 333 of former City of Toronto By-law 438-86.

(G) On the even numbered addresses of 30 - 50 MUTUAL ST, 80 QUEEN ST E, 88 QUEEN ST E, former City of Toronto by-law 699-92.

(2393) Exception CR 2393

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE, former City of Toronto by-law 364-87.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(2394) Exception CR 2394

The lands, or a portion thereof 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 14 Spadina Road 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On a **lot**, an **eating establishment** or **take-out eating establishment** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 10 SPADINA RD, 16 SPADINA RD, former City of Toronto by-law 57-77.

(2395) Exception CR 2395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) On 360 BLOOR ST W, former City of Toronto by-law 191-68.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(2396) Exception CR 2396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(J) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 720 SPADINA AVE, former City of Toronto by-law 22581;

(C) On 720 SPADINA AVE, former City of Toronto by-law 22767; and

(D) On 736 SPADINA AVE, City of Toronto by-law 345-04.

(E) Section 12(2) 132 of former City of Toronto By-law 438-86.

(F) Section 12 (2) 228 of former City of Toronto By-law 438-86.

(2397) Exception CR 2397

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) On 1121 BAY ST, former City of Toronto by-law 311-78.

(F) On 55 CHARLES ST W, 57 CHARLES ST W, former City of Toronto by-law 559-78.

(G) On 55 CHARLES ST W, 57 CHARLES ST W, former City of Toronto by-law 596-78.

(H) On 1121 BAY ST, City of Toronto by-law 664-99.

(I) On 1099 BAY ST, former City of Toronto by-law 719-84.

(2398) Exception CR 2398

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(E) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(F) On 250 DUNDAS ST W, 280 SIMCOE ST, 195 ST PATRICK ST, 211 ST PATRICK ST, former City of Toronto by-law 64-83.

(2399) Exception CR 2399

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) On 30 CARLTON ST, 33 WOOD ST, former City of Toronto by-law 147-69.

(E) On 30 CARLTON ST, 33 WOOD ST, being former City of Toronto by-law 237-84.

(F) On 20 CARLTON ST, former City of Toronto by-law 238-79.

(G) On 20 CARLTON ST, former City of Toronto by-law 622-78.

(H) On 20 CARLTON ST, former City of Toronto by-law 87-80.

(2400) Exception CR 2400

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) On 832 BAY ST, City of Toronto by-law 519-08.

(2401) Exception CR 2401

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) Section 12(2) 304 of former City of Toronto By-law 438-86.

(D) On 18 CUMBERLAND ST, former City of Toronto by-law 503-77.

(2402) Exception CR 2402

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) On 241 CHURCH ST, former City of Toronto by-law 97-0220.

(2403) Exception CR 2403

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(C) On 18 DAVENPORT RD, 15 MC MURRICH ST, the even numbered addresses of 890 - 900 YONGE ST, former City of Toronto by-law 202-79.

(D) On 878 YONGE ST, the even numbered addresses of 890 - 900 YONGE ST,former City of Toronto by-law 667-83.

(E) On 18 DAVENPORT RD, 15 MC MURRICH ST, the even numbered addresses of 890 - 900 YONGE ST, former City of Toronto by-law 839-78.

(F) On 77 MC MURRICH ST, 950 YONGE ST, former City of Toronto by-law 95-0137.

(2404) Exception CR 2404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in

a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 262 of former City of Toronto By-law 438-86;

(C) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2405) Exception CR 2405

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 262 of former City of Toronto By-law 438-86;

(C) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2406) Exception CR 2406

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(2407) Exception CR 2407

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(2408) Exception CR 2408

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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 former City of Toronto of By-law 438-86;

(D) On 2131 YONGE ST, former City of Toronto by-law 21739;

(E) On 2131 YONGE ST, former City of Toronto by-law 327-69;

(F) On 2131 YONGE ST, former City of Toronto by-law 337-67; and

(G) On 32 HILLSDALE AVE E, 2131 YONGE ST, former City of Toronto by-law 518-83.

(2409) Exception CR 2409

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot**

that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86;

(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(D) On 21 HILLSDALE AVE E, 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.

(2410) Exception CR 2410

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 2 ROXBOROUGH ST E, City of Toronto by-law 294-99.

(2411) Exception CR 2411

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(2412) Exception CR 2412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, former City of Toronto by-law 286-80;

(B) On 388 BLOOR ST E, 425 ROSEDALE VALLEY RD, former City of Toronto by-law 640-83.

(C) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, former City of Toronto by-law 326-82.

(2413) Exception CR 2413

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) On 12 GLEN ELM AVE, 1639 YONGE ST, City of Toronto by-law 394-06.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(2414) Exception CR 2414

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On or between the odd numbered addresses of 35 - 67 MATHERSFIELD DR, the even numbered addresses of 38 - 86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73 - 81 MATHERSFIELD DR, 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.

(C) 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.

(2415) Exception CR 2415

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 801 MOUNT PLEASANT RD, 803 MOUNT PLEASANT RD, former City of Toronto by-law 74-81.

(2416) Exception CR 2416

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(D) On 101 EGLINTON AVE E, thformer City of Toronto by-law 327-67.

(E) 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.

(2417) Exception CR 2417

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 700 MOUNT PLEASANT RD, City of Toronto by-law 718-99.

(E) Section 12(2) 227 of former City of Toronto By-law 438-86.

(2418) Exception CR 2418

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 477 MOUNT PLEASANT RD, former City of Toronto by-law 467-76.

(E) Section 12(2) 227 of former City of Toronto By-law 438-86.

(2419) Exception CR 2419

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 265 of former City of Toronto By-law 438-86.

(2420) Exception CR 2420

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 108 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2422) Exception CR 2422

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) On 2567 YONGE ST, former City of Toronto by-law 280-84.

(2423) Exception CR 2423

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 108 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2424) Exception CR 2424

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2425) Exception CR 2425

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) 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.

(2426) Exception CR 2426

The lands, or a portion thereof 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 411 Danforth Avenue in 1996, Section 12(1) 429 (i) of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 535 Danforth Avenue in 1996, Section 12(1) 429 (ii) of former City of Toronto By-law 438-86.

(D) On 80 DANFORTH AVE, former City of Toronto by-law 392-76.

(E) On 80 DANFORTH AVE, former City of Toronto by-law 487-76.

(2427) Exception CR 2427

The lands, or a portion thereof 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:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(5)(d) of former City of Toronto By-law 438-86.

(C) 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.

(D) On 55 AVENUE RD, the even numbered addresses of 12 - 24 HAZELTON AVE, 28 HAZELTON AVE, former City of Toronto by-law 48-74.

(E) On 9 HAZELTON AVE, former City of Toronto by-law 501-77.

(F) On 126 SCOLLARD ST, former City of Toronto by-law 654-82.

(G) On 9 HAZELTON AVE, former City of Toronto by-law 691-77.

(2428) Exception CR 2428

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(2429) Exception CR 2429

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 3018 -3020 YONGE ST, City of Toronto by-law 2-10.

(C) Section 12(2) 107 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) On 3050 YONGE ST, former City of Toronto by-law 96-0331.

(2430) Exception CR 2430

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) On 20 GLEBE RD W, 40 ORCHARD VIEW BLVD, former City of Toronto by-law 391-81.

(F) On 20 GLEBE RD W, former City of Toronto by-law 703-81.

(G) On 20 GLEBE RD W, former City of Toronto by-law 704-81.

(2431) Exception CR 2431

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2432) Exception CR 2432

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2433) Exception CR 2433

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) On 2346 YONGE ST, former City of Toronto by-law 422-90.

(2434) Exception CR 2434

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2435) Exception CR 2435

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(D) On 2 ALEXANDRA BLVD, 2712 YONGE ST, City of Toronto by-law 81-99.

(2436) Exception CR 2436

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 317 of former City of Toronto By-law 438-86.

(C) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, former City of Toronto by-law 228-83.

(D) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, former City of Toronto by-law 717-82.

(2437) Exception CR 2437

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 318 of former City of Toronto By-law 438-86.

(C) On 72 CLINTON ST, 622 COLLEGE ST, former City of Toronto by-law 200-85.

(D) On 200 MONTROSE AVE, former City of Toronto by-law 319-78.

(E) these lands must comply with City of Toronto by-law 537-2005.

(F) On 593 COLLEGE ST, former City of Toronto by-law 232-77.

(G) On 200 MONTROSE AVE, former City of Toronto by-law 519-79.

(H) On 650 COLLEGE ST, former City of Toronto by-law 739-81.

(2438) Exception CR 2438

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 50 EGLINTON AVE W, 90 EGLINTON AVE W, former City of Toronto by-law 20669.

(E) Section 12 (2) 258 of former City of Toronto By-law 438-86.

(2439) Exception CR 2439

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 317 of former City of Toronto By-law 438-86.

(C) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, former City of Toronto by-law 228-83.

(D) On 571 BLOOR ST W, 34 LENNOX ST, the odd numbered addresses of 581 - 603 MARKHAM ST, former City of Toronto by-law 717-82.

(E) Section 12(2) 33 of former City of Toronto By-law 438-86.

(2440) Exception CR 2440

The lands, or a 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** or **townhouses** containing more than three units is not permitted.

(B) **Premises** 245 Eglinton Avenue East, the maximum **interior floor area** of a **building** used for an **eating establishment**, **take-out eating establishment** or any combination of these uses is 795 square metres located on the ground floor of the **building** adjacent to Mount Pleasant Road; and

(C) **Premises** 245 Eglinton Avenue East, a minimum of 3 **parking space** for every 100 square metres of **interior floor area** is provided within the **principal building**.

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 245 EGLINTON AVE E, former City of Toronto by-law 770-84.

(E) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(2441) Exception CR 2441

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(2442) Exception CR 2442

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(2443) Exception CR 2443

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 108 of former City of Toronto By-law 438-86.

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(E) On 3179 YONGE ST, former City of Toronto by-law 809-87.

(F) On 18 WANLESS AVE, City of Toronto by-law 902-99.

(2444) Exception CR 2444

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2445) Exception CR 2445

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 107 of former City of Toronto By-law 438-86.

(C) Section 12(2) 269 of former City of Toronto By-law 438-86.

(D) On 3130 YONGE ST, City of Toronto by-law 491-00.

(2446) Exception CR 2446

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) On 40 GERRARD ST E, former City of Toronto by-law 277-69.

(C) On 40 GERRARD ST E, former City of Toronto by-law 310-71.

(2447) Exception CR 2447

The lands, or a portion thereof 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) City of Toronto by-law 577-2009.

(B) On 568 JARVIS ST, former City of Toronto by-law 210-84.

(C) On 568 JARVIS ST, former City of Toronto by-law 490-67.

(D) On the odd numbered addresses of 99 - 103 CHARLES ST E, 568 JARVIS ST, City of Toronto by-law 577-09.

(E) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2448) Exception CR 2448

The lands, or a portion thereof 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]

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 326-85.

(C) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(D) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 205-88.

(E) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 540-87.

(F) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, t former City of Toronto by-law 787-83.

(G) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2449) Exception CR 2449

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(C) On 37 MUTUAL ST, former City of Toronto by-law 445-78.

(2450) Exception CR 2450

The lands, or a portion thereof 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]

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 326-85.

(C) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(D) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 787-83.

(E) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, former City of Toronto by-law 788-83.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2451) Exception CR 2451

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) On 27 CARLTON ST, former City of Toronto by-law 284-83.

(2452) Exception CR 2452

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) On 21 CARLTON ST, City of Toronto by-law 683-04.

(D) Section 12(2) 146 of former City of Toronto By-law 438-86.

(2453) Exception CR 2453

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) On 1033 BAY ST, 44 ST JOSEPH ST, former City of Toronto by-law 735-83.

(D) On 1033 BAY ST, 26 ST JOSEPH ST, 44 ST JOSEPH ST, former City of Toronto by-law 742-85.

(E) On 1033 BAY ST, 44 ST JOSEPH ST, t former City of Toronto by-law 845-86.

(2454) Exception CR 2454

The lands, or a portion thereof 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) 132 of former City of Toronto By-law 438-86.

(B) On the land municipally known as 314 Jarvis Street, City of Toronto by-law 3-2006.

(C) On the even numbered addresses of 296 - 298 JARVIS ST, 300 JARVIS ST, former City of Toronto by-law 298-88.

(D) On 314 JARVIS ST, t City of Toronto by-law 3-06.

(E) On 314 JARVIS ST, former City of Toronto by-law 526-89.

(F) On the even numbered addresses of 296 - 298 JARVIS ST, 300 JARVIS ST, former City of Toronto by-law 725-81.

(2455) Exception CR 2455

The lands, or a portion thereof as noted below, are subject 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) 132 of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 30 - 38B CHARLES ST E, 40 CHARLES ST E, 35 HAYDEN ST, former City of Toronto by-law 319-92.

(C) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.

(D) Section 12(2) 84 of former City of Toronto By-law 438-86.

(E) On the lands municipally known as 20 Charles Street East, Section 12 (2) 167 of former City of Toronto By-law 438-86.

(2456) Exception CR 2456

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) On 10 BELLAIR ST, 100 BLOOR ST W, City of Toronto by-law 133-99.

(D) Section 12(1) 333 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(2457) Exception CR 2457

The lands, or 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(C) **Dwelling units** are only permitted above the first **storey**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 279 of former City of Toronto By-law 438-86.

(C) On 54 KENSINGTON AVE, former City of Toronto by-law 655-86.

(D) Section 12(2) 240 of former City of Toronto By-law 438-86.

(E) Section 12(2) 56 of former City of Toronto By-law 438-86.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2458) Exception CR 2458

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
  (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
  (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
  (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
    (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) Section 12(1) 287 of former City of Toronto By-law 438-86.
(C) On 1005 KING ST W, 915 KING ST W, City of Toronto by-law 296-02.
(D) On these lands former City of Toronto by-law 97-0521.

(2459) Exception CR 2459

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
  (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
  (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
  (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
    (b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) Section 12(1) 287 of former City of Toronto By-law 438-86.
(C) On the odd numbered addresses of 295 - 345 DUFFERIN ST, 1182 KING ST W, former City of Toronto by-law 711-83.

(2460) Exception CR 2460

The lands, or a portion thereof 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]
(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
  (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
  (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 287 of former City of Toronto By-law 438-86.

(C) Section 12(1) 288 of former City of Toronto By-law 438-86.

(D) On 1005 KING ST W, 915 KING ST W, City of Toronto by-law 296-02.

(E) former City of Toronto by-law 97-0521.

(F) Section 12(2) 258 of former City of Toronto By-law 438-86.

(2461) Exception CR 2461

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 287 of former City of Toronto By-law 438-86.

(C) On 18 STAFFORD ST, City of Toronto by-law 865-01.

(D) On these lands former City of Toronto by-law 97-0521.

(E) Section 12(2) 258 of former City of Toronto By-law 438-86.

(2462) Exception CR 2462

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(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.

(D) Section 12(2) 258 of former City of Toronto By-law 438-86.

(2463) Exception CR 2463

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(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.

(D) Section 12(2) 258 of former City of Toronto By-law 438-86.

(2464) Exception CR 2464

The lands, or a 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**, service, maintenance and repair facility of a public **transportation use** is permitted.

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(D) On 31 CHAPLIN CRES, 1800 YONGE ST,former City of Toronto by-law 251-80.

(E) On 31 CHAPLIN CRES, the odd numbered addresses of 33 - 35 CHAPLIN CRES, 1800 YONGE ST, former City of Toronto by-law 75-80.

(F) Section 12(1) 389 of former City of Toronto By-law 438-86.

(2466) Exception CR 2466

The lands, or a portion thereof 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 22 St. Clair Avenue East in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum

permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, former City of Toronto by-law 130-74.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2467) Exception CR 2467

The lands, or a 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**, no **building** or **structure** may penetrate a maximum 45 degree **angular plane**, measured at a line parallel to and 24.0 metres above the **rear lot line**.

(B) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2468) Exception CR 2468

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(C) On 55 PRINCE ARTHUR AVE, former City of Toronto by-law 746-81.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2469) Exception CR 2469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **angular plane** requirements of 40.10.40.70(4)(D) and (E) do not apply to a **building** or **structure** that complies with the maximum permitted height as set out in 40.10.40.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 208 of former City of Toronto By-law 438-86.

(C) On 38 AVENUE RD, 66 AVENUE RD, 4 LOWTHER AVE, former City of Toronto by-law 787-80.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2470) Exception CR 2470

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 141 ST GEORGE ST, former City of Toronto by-law 977-79.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2471) Exception CR 2471

The lands, or 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 256 of former City of Toronto By-law 438-86..

(C) On 22 BALDWIN ST, former City of Toronto by-law 6.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2472) Exception CR 2472

The lands, or 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(C) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 205-88.

(D) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 540-87.

(E) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 787-83.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2473) Exception CR 2473

The lands, or 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted; and

(C) **Dwelling units** are only permitted above the first **storey**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot**

that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 279 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) On 64 OXFORD ST, former City of Toronto by-law 190-81;

(E) On 260 AUGUSTA AVE, former City of Toronto by-law 480-78.

(F) Section 12(2) 240 of former City of Toronto By-law 438-86.

(G) Section 12(2) 56 of former City of Toronto By-law 438-86.

(H) On 64 OXFORD ST, former City of Toronto by-law 368-81.

(I) On 64 OXFORD ST, former City of Toronto by-law 369-81.

(J) On 64 OXFORD ST, former City of Toronto by-law 370-81.

(K) On 260 AUGUSTA AVE, former City of Toronto by-law 481-78.

(L) On 260 AUGUSTA AVE, former City of Toronto by-law 482-78.

(M) On 260 AUGUSTA AVE, 64 OXFORD ST, former City of Toronto by-law 638-76.

(N) On 260 AUGUSTA AVE, former City of Toronto by-law 768-84.

(2474) Exception CR 2474

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 321 Bloor Street East in 1989, Section 12(1) 268 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 1 MOUNT PLEASANT RD, former City of Toronto by-law 356-89.

(D) On 1 MOUNT PLEASANT RD, former City of Toronto by-law 473-78.

(E) On 1 MOUNT PLEASANT RD, former City of Toronto by-law 474-78.

(F) On 1 MOUNT PLEASANT RD, City of Toronto by-law 991-01.

(2475) Exception CR 2475

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 110 BLOOR ST W, 145 CUMBERLAND ST, former City of Toronto by-law 105-79.

(C) On 110 BLOOR ST W, 145 CUMBERLAND ST, former City of Toronto by-law 201-79.

(D) On 110 BLOOR ST W, 145 CUMBERLAND ST, former City of Toronto by-law 486-78.

(E) On 110 BLOOR ST W, 145 CUMBERLAND ST, former City of Toronto by-law 845-84.

(2476) Exception CR 2476

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 235 BLOOR ST E, former City of Toronto by-law 22769.

(C) On 235 BLOOR ST E, former City of Toronto by-law 325-82.

(2477) Exception CR 2477

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 129 COLLEGE ST, 700 UNIVERSITY AVE, former City of Toronto by-law 241-69.

(C) On these lands City of Toronto by-law 593-06.

(2478) Exception CR 2478

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On these lands City of Toronto by-law 593-06.

(2479) Exception CR 2479

The lands, or a 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 **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle repair shop**, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(B) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) On 210 AVENUE RD, 2A CHICORA AVE, former City of Toronto by-law 874-78.

(D) Section 12(2) 137 of former City of Toronto By-law 438-86.

(2480) Exception CR 2480

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 208 of former City of Toronto By-law 438-86.

(C) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, former City of Toronto by-law 317-80.

(D) On 300 BLOOR ST E, City of Toronto by-law 590-90.

(E) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, 19 PARK RD, 21 PARK RD, City of Toronto by-law 657-89.

(F) On the even numbered addresses of 278 - 278R BLOOR ST E, former City of Toronto by-law 787-79.

(G) On 40 ASQUITH AVE, the even numbered addresses of 120 - 160 BLOOR ST E, former City of Toronto by-law 853-79.

(H) On the even numbered addresses of 278 - 278R BLOOR ST E, former City of Toronto by-law 881-79.

(2481) Exception CR 2481

The lands, or 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 40.10.20.40 (1), 40.10.20.100 (18), and 40.10.150.1 (Waste) **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 480 - 482 HURON ST, 488 HURON ST, the even numbered addresses of 490 - 494 HURON ST, 13 MADISON AVE, the odd numbered addresses of 15 - 19 MADISON AVE, the odd numbered addresses of 21 - 25 MADISON AVE, 27 MADISON AVE, former City of Toronto by-law 318-75.

(C) On the even numbered addresses of 480 - 482 HURON ST, 488 HURON ST, the even numbered addresses of 490 - 494 HURON ST, 13 MADISON AVE, the odd numbered addresses of 15 - 19 MADISON AVE, the odd numbered addresses of 21 - 25 MADISON AVE, 27 MADISON AVE, former City of Toronto by-law 319-75.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 219 of former City of Toronto By-law 438-86.

(2482) Exception CR 2482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On a **lot**, a **vehicle fuel station**, **vehicle washing establishment**, **vehicle service shop**, **vehicle**

repair shop, or **public parking** is not a permitted use. This exception does not apply to 528-532 Bloor Street West and the block bounded by Huron Street, Prince Arthur Avenue, St. George Street, and Bloor Street West except for the lands on the north side of Bloor West within 28.96 metres of the intersection of Huron Street and Bloor Street West.

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West, City of Toronto by-law 645-2007(OMB).

(C) On the lands municipally known as 204 Bloor Street West, tCity of Toronto by-law 907-2006.

(D) On 9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE, former City of Toronto by-law 364-87.

(E) On 1 BEDFORD RD, the even numbered addresses of 230 - 244 BLOOR ST W, City of Toronto by-law 645-07.

(F) On 204 BLOOR ST W, City of Toronto by-law 907-06.

(2483) Exception CR 2483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 9 BEDFORD RD, 220 BLOOR ST W, 5 PRINCE ARTHUR AVE, former City of Toronto by-law 364-87.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 219 of former City of Toronto By-law 438-86.

(2484) Exception CR 2484

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(F) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 94-0534.

(G) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 97-0601.

(2485) Exception CR 2485

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (5), the combined total **interior floor area** of all **retail stores** on a **lot** may exceed 1,800 square metres; and

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(F) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54one half ST PATRICK ST, former City of Toronto by-law 267-73.

(G) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 126 ST PATRICK ST, 54one half ST PATRICK ST, t former City of Toronto by-law 531-80.

(H) On 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, former City of Toronto by-law 551-80.

(I) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 94-0534.

(J) On 275 DUNDAS ST W, 109 MC CAUL ST, the odd numbered addresses of 49 - 49A MC CAUL ST, 71 MC CAUL ST, 75 MC CAUL ST, 152 ST PATRICK ST, former City of Toronto by-law 97-0601.

(2486) Exception CR 2486

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(F) On 55 BLOOR ST W, former City of Toronto by-law 193-69.

(G) On 50 BLOOR ST W, former City of Toronto by-law 499-77.

(H) On 1166 BAY ST, 1170 BAY ST, former City of Toronto by-law 751-77.

(2488) Exception CR 2488

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 31 Bloor Street East, Section 12 (2) 165 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(E) On these lands, City of Toronto by-law 1167-08.

(F) On the even numbered addresses of 20 - 30 ASQUITH AVE, 31 BLOOR ST E, 20 CHARLES ST E, 830 CHURCH ST, 2 SULTAN ST, former City of Toronto by-law 601-86.

(2489) Exception CR 2489

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(E) On 146 BLOOR ST W, former City of Toronto by-law 486-79.

(F) On 146 BLOOR ST W, former City of Toronto by-law 788-79.

(2490) Exception CR 2490

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(E) On these lands City of Toronto by-law 593-06.

(2491) Exception CR 2491

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
(E) On the odd numbered addresses of 117 - 121 BLOOR ST E, former City of Toronto by-law 88-82.
(F) On the odd numbered addresses of 117 - 121 BLOOR ST E, former City of Toronto by-law 96-81.

(2492) Exception CR 2492

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.
(B) Section 12(2) 259 of former City of Toronto By-law 438-86.
(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.
(E) On these lands, City of Toronto by-law 1167-08.
(F) On 1 BLOOR ST W, former City of Toronto by-law 274-80.
(G) On 2 BLOOR ST W, City of Toronto by-law 85-01.

(2493) Exception CR 2493

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands which have **front lot lines** on Bellair Street, Cumberland Street and Yorkville Avenue, between Avenue Road and Bay Street, the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126 (i)]
(B) Section 12(2) 132 of former City of Toronto By-law 438-86.
(C) Section 12(2) 259 of former City of Toronto By-law 438-86.
(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On 21 AVENUE RD, former City of Toronto by-law 188-69; and
(B) On 150 Bloor Street West and 162 and 164 Cumberland Street, City of Toronto by-law 1171-2009.
(C) Section 12 (2) 208 of former City of Toronto By-law 438-86.
(D) On 150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, the even numbered addresses of 162 - 164 CUMBERLAND ST, former City of Toronto by-law 674-80.

(2494) Exception CR 2494

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.
(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
    (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
    (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not

apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On these lands, former City of Toronto by-law 116-82.

(C) On these lands former City of Toronto by-law 145-83.

(D) On these lands former City of Toronto by-law 24-77.

(E) On 109 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 140 THE ESPLANADE, City of Toronto by-law 273-98.

(F) On these lands former City of Toronto by-law 373-79.

(G) On these lands former City of Toronto by-law 391-78.

(H) On these lands former City of Toronto by-law 478-78.

(I) On these lands former City of Toronto by-law 514-86.

(J) On these lands former City of Toronto by-law 515-76.

(K) On these lands former City of Toronto by-law 576-76.

(L) On these lands former City of Toronto by-law 614-77.

(M) On these lands former City of Toronto by-law 615-79.

(N) On these lands former City of Toronto by-law 61-80.

(O) On these lands former City of Toronto by-law 664-78.

(P) On these lands former City of Toronto by-law 677-76.

(Q) On these lands former City of Toronto by-law 812-78.

(R) On these lands former City of Toronto by-law 879-80.

(S) On these lands former City of Toronto by-law 884-79.

(T) On these lands former City of Toronto by-law 889-78.

(U) On these lands former City of Toronto by-law 92-85.

(2495) Exception CR 2495

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 137 to 147 Merton Street in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86.

(C) On 195 MERTON ST, City of Toronto by-law 358-00;

(D) On 71 MERTON ST, former City of Toronto by-law 496-77;

(E) On 100 MERTON ST, former City of Toronto by-law 94-0579;

(F) On 35 MERTON ST, former City of Toronto by-law 96-0053;

(G) On 119 MERTON ST, former City of Toronto by-law 96-0055;

(H) On or between the even numbered addresses of 64 - 84 MERTON ST, former City of Toronto by-law 97-0523.

(I) On the even numbered addresses of 64 - 84 MERTON ST, former City of Toronto by-law 97-0551.

(J) On 119 MERTON ST, t former City of Toronto by-law 97-0594.

(2496) Exception CR 2496

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2497) Exception CR 2497

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 117 EGLINTON AVE E, City of Toronto by-law 275-98.

(E) On 123 EGLINTON AVE E, City of Toronto by-law 881-98.

(F) On 130 EGLINTON AVE E, former City of Toronto by-law 882-78.

(G) 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.

(2498) Exception CR 2498

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 18 MERTON ST, 1819 YONGE ST, 1835 YONGE ST, former City of Toronto by-law 394-87.

(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

(2499) Exception CR 2499

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) 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.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) 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.

(G) On 65 ST CLAIR AVE E, former City of Toronto by-law 513-82.

(H) 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.

(2500) Exception CR 2500

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 40 EGLINTON AVE E, former City of Toronto by-law 638-83.

(2501) Exception CR 2501

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) 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.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) 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.

(G) 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.

(H) On the lands municipally known as 21 St. Clair Avenue East in 1988, Section 12(2) 41 of former City of Toronto By-law 438-86.

(I) On the lands municipally known as 21 St. Clair Avenue East in 1988, Section 12(2) 42 of former City of Toronto By-law 438-86.

(2502) Exception CR 2502

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) On 245 DAVISVILLE AVE, City of Toronto by-law 913-00.

(E) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(2503) Exception CR 2503

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;

(B) The minimum **building setback** from a **lot line** abutting Yonge Street is 3.0 metres; and

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, former City of Toronto by-law 130-74.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2504) Exception CR 2504

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use;

(B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, former City of Toronto by-law 363-76.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) On 1 ST CLAIR AVE E, former City of Toronto by-law 729-78.

(G) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, former City of Toronto by-law 730-78.

(H) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2505) Exception CR 2505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 1815 YONGE ST, City of Toronto by-law 1174-08;

(C) On 18 MERTON ST, 1819 YONGE ST, 1835 YONGE ST, former City of Toronto by-law 394-87.

(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) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2506) Exception CR 2506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 1867 YONGE ST, former City of Toronto by-law 68-67.

(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) Section 12(2) 269 of former City of Toronto By-law 438-86.

(F) On 1881 YONGE ST, former City of Toronto by-law 704-86.

(2507) Exception CR 2507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(D) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(E) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 50 HOLLY ST, former City of Toronto by-law 22199.

(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 30 SOUDAN AVE, former City of Toronto by-law 38-81.

(F) On 20 HOLLY ST, former City of Toronto by-law 491-67.

(G) On 50 HOLLY ST, former City of Toronto by-law 735-86.

(H) On the even numbered addresses of 78 - 84 HOLLY ST, former City of Toronto by-law 781-79.

(I) On 20 HOLLY ST, former City of Toronto by-law 9-68.

(J) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2508) Exception CR 2508

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not

apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2510) Exception CR 2510

The lands, or a portion thereof 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) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On 77 ST CLAIR AVE E, former City of Toronto by-law 22080.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2511) Exception CR 2511

The lands, or a portion thereof 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) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) 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.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) 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.

(G) 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.

(H) On the lands municipally known as 11 St. Clair Avenue East in 1988, Section 12(2) 41 of former City of Toronto By-law 438-86.

(I) On the lands municipally known as 11 St. Clair Avenue East in 1988, Section 12(2) 42 of former City of Toronto By-law 438-86.

(2512) Exception CR 2512

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 452 - 456 COLLEGE ST, former City of Toronto by-law 477-87.

(C) On 301 MARKHAM ST, City of Toronto by-law 284-99.

(D) On 507 COLLEGE ST, City of Toronto by-law 821-02.

(E) Section 12(2) 318 of former City of Toronto By-law 438-86.

(2513) Exception CR 2513

The lands, or a portion thereof 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]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(C) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 205-88.

(D) On the even numbered addresses of 280 - 284 BLOOR ST W, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 540-87.

(E) On 262 BLOOR ST W, the even numbered addresses of 280 - 284 BLOOR ST W, 455 HURON ST, 465 HURON ST, 95 PRINCE ARTHUR AVE, 172 ST GEORGE ST, the even numbered addresses of 174 - 178 ST GEORGE ST, former City of Toronto by-law 787-83.

(2514) Exception CR 2514

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(D) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-law 94-0425.

(E) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-law 97-0610.

(F) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-law 992-88.

(2515) Exception CR 2515

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use.

(F) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-law 94-0425.

(G) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-law 97-0610.

(H) On 175 BLOOR ST E, 227 BLOOR ST E, former City of Toronto by-law 992-88.

(2516) Exception CR 2516

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**.

(E) these lands must comply with City of Toronto by-law 537-2005.

(F) On 120 CARLTON ST, 130 CARLTON ST, former City of Toronto by-law 21433.

(2517) Exception CR 2517

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(D) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (D)(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 (D)(ii), above, must be used for **soft landscaping**.

(F) On the even numbered addresses of 186 - 188 JARVIS ST, former City of Toronto by-law 192-93.

(2518) Exception CR 2518

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a

minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2519) Exception CR 2519

The lands, 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) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 267 of former City of Toronto By-law 438-86.

(E) On 1430 YONGE ST, City of Toronto by-law 460-04.

(2520) Exception CR 2520

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 265 of former City of Toronto By-law 438-86.

(D) On 1 BALMORAL AVE, 1360 YONGE ST, former City of Toronto by-law 96-0317.

(2521) Exception CR 2521

The lands, or a portion thereof 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 2400 Yonge Street in 1981, a **vehicle dealership** with a **vehicle service shop** are permitted uses if they do not involve the sale or maintenance of motorcycles. [TO: By-law 438-86; 12 (1) 163(i)]

(F) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(E) Section 12(2) 269 of former City of Toronto By-law 438-86.

(2522) Exception CR 2522

The lands, or a portion thereof 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 2401 Yonge Street in 1981, a **vehicle dealership** with a **vehicle service shop** are permitted uses if they do not involve the sale or maintenance of motorcycles. [TO: By-law 438-86; 12 (1) 163(i)]

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(E) Section 12(2) 269 of former City of Toronto By-law 438-86.

(F) On 2401 YONGE ST, former City of Toronto by-law 139-82.

(G) On 2401 YONGE ST, former City of Toronto by-law 21-84.

(2523) Exception CR 2523

The lands, or 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 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

(B) An open air market is permitted, if:

(i) it is not located in a permanent **structure**; and

(ii) the use is not operated for more than six months of every year.

(C) On a **lot**, a machine laundry or banquet hall is a permitted use.

(E) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 265 of former City of Toronto By-law 438-86.

(2524) Exception CR 2524

The lands, or a 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 **vehicle washing establishment** is a permitted use.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 265 of former City of Toronto By-law 438-86.

(2525) Exception CR 2525

The lands, 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) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 265 of former City of Toronto By-law 438-86.

(2526) Exception CR 2526

The lands, 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) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in

a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2527) Exception CR 2527

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) On these lands, former City of Toronto by-law 116-82.

(C) On these lands former City of Toronto by-law 145-83.

(D) On these lands former City of Toronto by-law 24-77.

(E) On 109 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 140 THE ESPLANADE, City of Toronto by-law 273-98.

(F) On these lands former City of Toronto by-law 373-79.

(G) On these lands former City of Toronto by-law 391-78.

(H) On these lands former City of Toronto by-law 478-78.

(I) On these lands former City of Toronto by-law 514-86.

(J) On these lands former City of Toronto by-law 515-76.

(K) On these lands former City of Toronto by-law 576-76.

(L) On these lands former City of Toronto by-law 614-77.

(M) On these lands former City of Toronto by-law 615-79.

(N) On these lands former City of Toronto by-law 61-80.

(O) On these lands former City of Toronto by-law 664-78.

(P) On these lands former City of Toronto by-law 677-76.

(Q) On these lands former City of Toronto by-law 812-78.

(R) On these lands former City of Toronto by-law 879-80.

(S) On these lands former City of Toronto by-law 884-79.

(T) On these lands former City of Toronto by-law 889-78.

(U) On these lands former City of Toronto by-law 92-85.

(2528) Exception CR 2528

The lands, or a portion thereof 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 55 Avenue Road in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres. [TO: 438-86; 12 (1) 428]

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(A) Section 12(5)(d) of former City of Toronto By-law 438-86.

(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) On 55 AVENUE RD, the even numbered addresses of 12 - 24 HAZELTON AVE, 28 HAZELTON AVE, former City of Toronto by-law 48-74.

(2529) Exception CR 2529

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900 must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) On these lands, former City of Toronto by-law 116-82.

(C) On these lands former City of Toronto by-law 145-83.

(D) On these lands former City of Toronto by-law 24-77.

(E) On 109 FRONT ST E, the even numbered addresses of 110 - 112 GEORGE ST S, 140 THE ESPLANADE, City of Toronto by-law 273-98.

(F) On these lands former City of Toronto by-law 373-79.

(G) On these lands former City of Toronto by-law 391-78.

(H) On these lands former City of Toronto by-law 478-78.

(I) On these lands former City of Toronto by-law 514-86.

(J) On these lands former City of Toronto by-law 515-76.

(K) On these lands former City of Toronto by-law 576-76.

(L) On these lands former City of Toronto by-law 614-77.

(M) On these lands former City of Toronto by-law 615-79.

(N) On these lands former City of Toronto by-law 61-80.

(O) On these lands former City of Toronto by-law 664-78.

(P) On these lands former City of Toronto by-law 677-76.

(Q) On these lands former City of Toronto by-law 812-78.

(R) On these lands former City of Toronto by-law 879-80.

(S) On these lands former City of Toronto by-law 884-79.

(T) On these lands former City of Toronto by-law 889-78.

(U) On these lands former City of Toronto by-law 92-85.

(2530) Exception CR 2530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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 these lands, former City of Toronto by-law 116-82.

(D) On these lands former City of Toronto by-law 145-83.

(E) On these lands former City of Toronto by-law 24-77.

(F) On these lands former City of Toronto by-law 373-79.

(G) On these lands former City of Toronto by-law 391-78.

(H) On these lands former City of Toronto by-law 478-78.

(I) On these lands former City of Toronto by-law 514-86.

(J) On these lands former City of Toronto by-law 515-76.

(K) On these lands former City of Toronto by-law 576-76.

(L) On these lands former City of Toronto by-law 614-77.

(M) On these lands former City of Toronto by-law 615-79.

(N) On these lands former City of Toronto by-law 61-80.

(O) On these lands former City of Toronto by-law 664-78.

(P) On these lands former City of Toronto by-law 677-76.

(Q) On these lands former City of Toronto by-law 812-78.

(R) On these lands former City of Toronto by-law 879-80.

(S) On these lands former City of Toronto by-law 884-79.

(T) On these lands former City of Toronto by-law 889-78.

(U) On these lands former City of Toronto by-law 92-85.

(V) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

(2531) Exception CR 2531

The lands, or a 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**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law.

(B) Despite 40.10.20.100 (1), on a **lot**, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, provided that any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(F) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On these lands, former City of Toronto by-law 116-82.

(C) On these lands City of Toronto by-law 145-83.

(D) On these lands City of Toronto by-law 24-77.

(E) On these lands City of Toronto by-law 373-79.

(F) On these lands City of Toronto by-law 391-78.

(2532) Exception CR 2532

The lands, or a portion thereof as noted below, are subject 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) 260 of former City of Toronto By-law 438-86.

(B) Section 12(1) 431 of former City of Toronto By-law 438-86.

(C) Section 12(1) 397 of former City of Toronto By-law 438-86.

(D) Section 12(2) 316 of former City of Toronto By-law 438-86.

(E) On 189 YONGE ST, former City of Toronto by-law 643-87.

(F) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as amended.

(G) Section 12(2) 132 of former City of Toronto By-law 438-86.

(H) Section 12(2) 259 of former City of Toronto By-law 438-86.

(I) Section 12 (2) 258 of former City of Toronto By-law 438-86.

(2533) Exception CR 2533

The lands, or a portion thereof as noted below, are subject 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) 431 of former City of Toronto By-law 438-86.

(B) Section 12(2) 316 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(D) Section 12(1) 397 of former City of Toronto By-law 438-86.

(E) On 209 YONGE ST, former City of Toronto by-law 95-0602.

(F) Section 12(2) 132 of former City of Toronto By-law 438-86.

(G) Section 12(2) 259 of former City of Toronto By-law 438-86.

(H) Section 12 (2) 258 of former City of Toronto By-law 438-86.

(I) On these lands the following by-law prevails, being former City of Toronto by-law 97-0194, as

amended.

(2534) Exception CR 2534

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(E) On 89 CHESTNUT ST, former City of Toronto by-law 142-69.

(F) On 89 CHESTNUT ST, former City of Toronto by-law 147-72.

(G) On 89 CHESTNUT ST, former City of Toronto by-law 192-68.

(H) On 111 CHESTNUT ST, 112 ELIZABETH ST, former City of Toronto by-law 710-82.

(2535) Exception CR 2535

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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 the lands municipally known as 30 to 44 Avenue Road, Section 12 (2) 237 of former City of Toronto By-law 438-86.

(D) On 38 AVENUE RD, former City of Toronto by-law 515-90.

(E) On 38 AVENUE RD, 66 AVENUE RD, 4 LOWTHER AVE, former City of Toronto by-law 787-80.

(2536) Exception CR 2536

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 265 of former City of Toronto By-law 438-86.

(D) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2537) Exception CR 2537

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 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) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 265 of former City of Toronto By-law 438-86.

(E) On the lands municipally known as 641 College Street in 1994, Section 12(1) 372 of former City of Toronto By-law 438-86.

(F) Section 12(2) 144 of former City of Toronto By-law 438-86.

(G) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2538) Exception CR 2538

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

(C) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a

minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) On 1365 YONGE ST, former City of Toronto by-law 346-77.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2539) Exception CR 2539

The lands, or a portion 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** abutting Yonge Street is 3.0 metres.

(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) 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 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.

(D) Section 12(2) 262 of former City of Toronto 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 1501 Yonge Street in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86.

(H) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2540) Exception CR 2540

The lands, 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) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(C) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(D) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) On 2 ST CLAIR AVE W, former City of Toronto by-law 21852.

(G) On 2 ST CLAIR AVE W, former City of Toronto by-law 21853.

(H) On 2 ST CLAIR AVE W, former City of Toronto by-law 21903.

(2541) Exception CR 2541

The lands, or a portion thereof 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 1 St. Clair Avenue West in 1984, a non- **residential building** that existed on the date of the passing of this By-law is permitted to have a maximum floor space index of 8.75. [TO: 438-86; 12(1) 47]

(C) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use. (D) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres.

(E) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(1) 2 of former City of Toronto By-law 438-86.

(C) Section 12(2) 262 of former City of Toronto By-law 438-86.

(D) Section 12(2) 263 of former City of Toronto By-law 438-86.

(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(F) On 1 ST CLAIR AVE E, 1 ST CLAIR AVE W, former City of Toronto by-law 730-78.

(G) On the lands municipally known as 1 St. Clair Avenue West on 1984 and 1988, Section 12(2) 36 of former City of Toronto By-law 438-86.

(2542) Exception CR 2542

The lands, 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) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category; and

(iv) **angular planes** required for the lands by Chapter 900, must be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(B) Section 12(2) 262 of former City of Toronto By-law 438-86.

(C) Section 12(2) 263 of former City of Toronto By-law 438-86.

(D) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2543) Exception CR 2543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(D) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 118 of former City of Toronto By-law 438-86.

(C) Section 12(2) 119 of former City of Toronto By-law 438-86

(D) Section 12 (2) 227 of former City of Toronto By-law 438-86.

(2544) Exception CR 2544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **building** on the lands may have a maximum height of 76.2 metres, except:

(i) for the aggregate length of the **lot frontage** along Carlton Street of 99.0 metres, the height of the **building** may not exceed 23.0 metres; and

(ii) for the aggregate length of a line parallel and 25.3 metres north of the northerly limit of Granby Street, the height of the **building** may not exceed 12.0 metres. [TO: 438-86; 12(1) 107]

(B) 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(1) 79 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 259 of former City of Toronto By-law 438-86.

(G) Section 12(2) 260 of former City of Toronto By-law 438-86.

(2545) Exception CR 2545

The lands, or a portion thereof as noted below, are subject 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) 131 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Section 12(2) 260 of former City of Toronto By-law 438-86.

(F) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(G) On 576 CHURCH ST, 380 SHERBOURNE ST, former City of Toronto by-law 21280.

(H) On 576 CHURCH ST, former City of Toronto by-law 821-80.

(2546) Exception CR 2546

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 501-523 Yonge Street in 1981, Section 12 (2) 160 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(E) On 75 ST NICHOLAS ST, 692 YONGE ST, City of Toronto by-law 103-10;

(F) On or between the odd numbered addresses of 5-9 St Joseph Street, the even numbered addresses of 606-618 Yonge Street and 11, 19, and 25 Nicholas Street, City of Toronto by-law 1201-2009; and

(G) On these lands City of Toronto by-law 466-2005.

(H) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(I) On 730 YONGE ST, former City of Toronto by-law 223-67.

(J) On 730 YONGE ST, former City of Toronto by-law 22910.

(K) On 555 YONGE ST, former City of Toronto by-law 284-68.

(L) On 619 YONGE ST, former City of Toronto by-law 436-75.

(M) On 35 BALMUTO ST, 764 YONGE ST, City of Toronto by-law 466-05.

(N) On 11 ST JOSEPH ST, 5 ST JOSEPH ST, 15 ST NICHOLAS ST, 9 ST NICHOLAS ST, the even numbered addresses of 606 - 618 YONGE ST, City of Toronto by-law 469-98.

(O) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, being former City of Toronto by-law 511-82.

(2547) Exception CR 2547

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(F) Section 12 (2) 208 of former City of Toronto By-law 438-86.

(2548) Exception CR 2548

The lands, or a portion thereof 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** or **side yard setback** from a **lot line** abutting Church Street is 2.5 metres. [TO: 438-86; 12(2) 286]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 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 377 CHURCH ST, former City of Toronto by-law 20-82.

(2549) Exception CR 2549

The lands, or a portion thereof 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) 131 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(E) Section 12(2) 260 of former City of Toronto By-law 438-86.

(F) On 557 CHURCH ST, being former City of Toronto by-law 209-82.

(2550) Exception CR 2550

The lands, or a portion thereof 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:

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(D) On 80 CHARLES ST E, 625 CHURCH ST, 99 HAYDEN ST, former City of Toronto by-law 94-0481.

(2551) Exception CR 2551

The lands, or a portion thereof as noted below, 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) 260 of former City of Toronto By-law 438-86.

(B) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, former City of Toronto by-law 286-80.

(C) On 360 BLOOR ST E, 425 ROSEDALE VALLEY RD, former City of Toronto by-law 326-82.

(2552) Exception CR 2552

The lands, or a portion thereof as noted below, are subject 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) 270 (a) 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 429 BLOOR ST E, former City of Toronto by-law 982-79.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 324 of former City of Toronto By-law 438-86.

(2553) Exception CR 2553

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 316 of former City of Toronto By-law 438-86.

(C) Section 12(1) 431 of former City of Toronto By-law 438-86.

(D) Section 12(2) 132 of former City of Toronto By-law 438-86.

(E) Section 12(2) 259 of former City of Toronto By-law 438-86.

(G) Section 12 (2) 258 of former City of Toronto By-law 438-86.

(H) Section 12(2) 260 of former City of Toronto By-law 438-86.

(I) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(J) Section 12(1) 334 of former City of Toronto By-law 438-86.

(K) Section 12(1) 335 of former City of Toronto By-law 438-86.

(L) On 8 ELM ST, 33 GERRARD ST W, 43 GERRARD ST W, former City of Toronto by-law 440-85.

(M) On these lands former City of Toronto by-law 97-0194.

(2554) Exception CR 2554

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12 (2) 216 of former City of Toronto By-law 438-86.

(E) Section 12(2) 259 of former City of Toronto By-law 438-86.

(G) Section 12(2) 260 of former City of Toronto By-law 438-86.

(H) On these landsformer City of Toronto by-law 97-0194.

(2555) Exception CR 2555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(1) 333 of former City of Toronto By-law 438-86.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On 30 CHURCH ST, 60 WELLINGTON ST E, former City of Toronto by-law 151-89.

(G) On the even numbered addresses of 54 - 60 COLBORNE ST, 70 COLBORNE ST, 101 KING ST E, former City of Toronto by-law 94-0653.

(2556) Exception CR 2556

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(E) On the odd numbered addresses of 159 to 177 CHURCH ST, City of Toronto by-law 452-03.

(2557) Exception CR 2557

The lands, or a portion thereof as noted below, 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) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(C) Section 12(1) 333 of former City of Toronto By-law 438-86.

(D) Section 12(1) 334 of former City of Toronto By-law 438-86.

(E) Section 12(1) 335 of former City of Toronto By-law 438-86.

(F) On the odd numbered addresses of 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E, City of Toronto by-law 70-90.

(2558) Exception CR 2558

The lands, or a portion thereof as noted below, 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) 397 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(D) Section 12(2) 259 of former City of Toronto By-law 438-86.

(F) Section 12(2) 260 of former City of Toronto By-law 438-86.

(G) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, former City of Toronto by-law 653-87.

(2559) Exception CR 2559

The lands, or 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 on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
  (i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
  (ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;
  (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and
    (b) no **building setback** is required from any other zone category; and
  (iv) **angular planes** required for the lands by Chapter 900, Cmust be complied with.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.
(B) Section 12(2) 260 of former City of Toronto By-law 438-86.
(C) Section 12(2) 262 of former City of Toronto By-law 438-86.
(D) Section 12(2) 263 of former City of Toronto By-law 438-86.
(E) Section 12(2) 267 of former City of Toronto By-law 438-86.

(2560) Exception CR 2560

The lands, or 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 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:
  (i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
    (a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
    (b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and
  (ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
    (a) 1.0 for each 6 **bed-sitting rooms**;
    (b) 0.5 for each bachelor and one-bedroom **dwelling unit**;
    (c) 0.75 for each **dwelling unit** with two or more bedrooms; and
    (d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 481-2010.
(B) City of Toronto by-law 593-06.

(2561) Exception CR 2561

The lands, or a portion thereof as noted below, 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 203-2009.
(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

(2562) Exception CR 2562

The lands, or a portion thereof as noted below, are subject 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 64.26(8), former City of North York Zoning By-law 7625.

(2563) Exception CR 2563

The lands, or 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 40.10.40.70 4(D), and 40.10.40.70 5(D), no part of a **building** or **structure** may exceed a measurement equal to 70% of the horizontal distance between that part of the **building** or **structure** and any **lot line** that abuts a **lot** in a Residential Zone category; and

(B) The minimum setback from a **lot line** in a Residential Zone category required in (C) below, is 9.5 metres.

Prevailing By-laws and Prevailing Sections:

(C) Section 64.23(98), former City of North York Zoning By-law 7625.

(2564) Exception CR 2564

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) On 164 AVENUE RD City of Toronto by-law 569-08 (OMB), prevails.

(2565) Exception CR 2565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the **parking space** requirements in Chapter 200, **parking spaces** must be provided for each **dwelling unit** at a minimum rate of 1.5 **parking spaces** of which 0.25 **parking spaces** for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections:

(2570) Exception CR 2570

The lands, or 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: **financial institution**, **eating establishment**, **personal service shop**, **retail store**, **day nursery**, **recreation use**, office and **hotel**;

(B) the total combined **gross floor area** for all **financial institution**, **eating establishment**, **personal service shop**, **retail store**, **day nursery** and **recreation uses** must not exceed the total **gross floor area** for all office and **hotel** uses;

(C) the maximum **gross floor area** for **eating establishment** uses must not exceed 325.0 square metres;

(D) the maximum permitted **gross floor area** cannot exceed 0.8 times the area of the **lot**;

(E) the maximum height of a **building**, including equipment used for the functional operation of the **building**, is 7.6 metres; and

(F) the maximum number of **storeys** is two.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2571) Exception CR 2571

The lands, or a 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 permitted floor space index is 0.28;

(B) the minimum **building setback** from a **lot line** a butting a **street** is

(i) the greater of 21.0 metres from the centre line of Sheppard Avenue East or 3.0 metres from a **lot line** abutting Sheppard Avenue East;

(ii) the greater of 21.0 metres from the centre line of Morningside Avenue or 3.0 metres from a **lot line** abutting Morningside Avenue; and

(iii) the greater of 16.5 metres from the centre line of Milner Avenue or 3.0 metres from a **lot line** abutting Milner Avenue; and

(C) the minimum **building setback** from a **rear lot line** or **side lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2572) Exception CR 2572

The lands, or 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 on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the **rear lot line** abuts a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the **rear lot line**; or

(iv) if the **rear lot line** abuts a **lane** and the **lots** on the opposite side of the **lane** are in a RD Zone or a RM Zone with a "u" value of less than 6 **dwelling units**, then the height of any portion of the **building** cannot be greater than 70% of the horizontal distance that portion of the **building** is from the closer of the **rear lot line** or **side lot line**, of the **lots** in the RD Zone or RM zone.

Prevailing By-laws and Prevailing Sections:

(none apply)

(2585) Exception CR 2585

The lands, or a portion thereof as noted below, are subject 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 59-2011 (OMB).

(2591) Exception CR 2591

The lands, or 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, **vehicle fuel stations**, and **vehicle service shops** are not permitted uses;

(B) despite land use permissions for this zone, a **dwelling unit** is a permitted use;

(C) The maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 40% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(D) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) the greater of 21.0 metres from the centre line of Kingston Road, or 3.0 metres from a **lot line** abutting Kingston Road; and

(ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Road; and

(D) the minimum **building setback** from a **rear lot line** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(2592) Exception CR 2592

The lands, or 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, **amusement arcades**, and **ancillary amusement devices** are not permitted uses;

(B) the maximum permitted **gross floor area**, not including the area of any **basements**, is the greater of:

(i) 33% of the **lot area**; or

(ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(2601) Exception CR 2601

The lands, or a portion thereof as noted below, are subject 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) 398 of former City of Toronto By-law 438-86.

(2602) Exception CR 2602

The lands, or a portion thereof as noted below, are subject 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) 438 of former City of Toronto By-law 438-86.

(2604) Exception CR 2604

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 66 of former City of Toronto By-law 438-86.

(2605) Exception CR 2605

The lands, or a 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 **building** or **structure** that contains assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and

(B) Despite parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 66 of former City of Toronto By-law 438-86.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(2606) Exception CR 2606

The lands, or a portion thereof as noted below, are subject 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) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 2709 to 2741 Yonge Street in 1993, Section 12(1) 345 of former City of Toronto By-law 438-86.

(C) Section 12(2) 70 of former City of Toronto By-law 438-86.

(2607) Exception CR 2607

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 348 of former City of Toronto By-law 438-86.

(C) Section 12(2) 70 of former City of Toronto By-law 438-86.

(2608) Exception CR 2608

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(2) 70 of former City of Toronto By-law 438-86.

(2609) Exception CR 2609

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 25, 29, and 31 Roncesvalles Avenue in 1988, Section 12(1) 267 of former City of Toronto By-law 438-86.

(C) Section 12(2) 70 of former City of Toronto By-law 438-86.

(2610) Exception CR 2610

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) Section 12(1) 348 of former City of Toronto By-law 438-86. and

(C) On the lands municipally known as 625 Queen Street East, City of Toronto by-law 689-2007.

(D) Section 12(2) 70 of former City of Toronto By-law 438-86.

(2611) Exception CR 2611

The lands, or 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 parking rate requirements to the contrary, on these lands the following parking rates apply:

(i) if a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:

(a) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and

(b) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non-**dwelling unit** uses is more than 1.0 times the **lot area**; and

(ii) if a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:

(a) 1.0 for each 6 **bed-sitting rooms**;

(b) 0.5 for each bachelor and one-bedroom **dwelling unit**;

(c) 0.75 for each **dwelling unit** with two or more bedrooms; and

(d) 0.06 for each **dwelling unit** and used only for visitor parking. [TO: 438-86; 4(3)]

(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in regulation 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900 exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) if the rear **main wall** of a **building** does not contain windows or openings:

(a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category; and

(b) no **building setback** is required from any other zone category.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(B) Section 12(1) 199 of former City of Toronto By-law 438-86.

(C) Section 12(2) 206 of former City of Toronto By-law 438-86.

(D) Section 12(2) 215 of former City of Toronto By-law 438-86.

900.12 CRE - Zone

900.12.1 General

(1) CRE Zone Exceptions

The regulations located in Article 900.12.10 apply only to the exceptions subject to the CRE zone and identified with the corresponding exception number.

900.12.10 Exceptions for CRE Zone

(1) Exception CRE 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(4) Exception CRE 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) On a **lot**, the maximum floor space index for non-residential uses is 0.5; and

(B) the pedestrian access to the non-residential uses on 251 Front Street is from Berkeley Street only.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(5) Exception CRE 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) On a **lot**, the maximum floor space index for non-residential uses is 0.5; and

(B) the pedestrian access to the non-residential uses on 251 Front Street is from Berkeley Street only.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(7) Exception CRE 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) On a **lot** an office or a **retail service** use are permitted uses, if:

(i) it is located in only one **building** as it existed on August 1, 1982; and

(ii) the **lot** consists of only 204 Richmond Street West as it existed on August 1, 1982.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(8) Exception CRE 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(10) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) Section 12(1) 287 of former City of Toronto By-law 438-86.

(12) Exception CRE 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) Section 12(2) 203 of former City of Toronto By-law 438-86.

(13) Exception CRE 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(14) Exception CRE 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **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:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(15) Exception CRE 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **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:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(16) Exception CRE 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **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:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(17) Exception CRE 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **retail store** is a permitted use on the ground floor of the **building**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(22) Exception CRE 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street. [TO: 438-86; 12 (2) 94]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(23) Exception CRE 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 the lands, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street. [TO: 438-86; 12 (2) 94]

(B) On the lands, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(24) Exception CRE 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the height requirements of Clause 40.10.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 45 degree angle over the **lot**, at an elevation of 18.0 metres along the entire length of the **front lot line**. [TO: 438-86; 12 (2) 95]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(25) Exception CRE 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(26) Exception CRE 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(31) Exception CRE 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 26 BERKELEY ST, the even numbered addresses of 210 - 222 THE ESPLANADE, 246 THE ESPLANADE, former City of Toronto by-law 181-87.

(32) Exception CRE 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 12-18 Mercer Street and 60 John Street, City of Toronto by-law 1238-2009.

(33) Exception CRE 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) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(34) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 265 and 269 Front Street East, Section 12(1) 119 of former City of Toronto By-law 438-86.

(35) Exception CRE 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 204 Richmond Street West in 1982, an office or a post office are permitted uses, if:

(i) the uses are located in only one **building** as it existed on August 1, 1982; and

(ii) the **lot** consists of only 204 Richmond Street West as it existed on August 1, 1982.

[TO: 438-86; 12(1) 165]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(37) Exception CRE 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, clothing manufacturing, **warehouse**, and **wholesaling use** are permitted uses.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(39) Exception CRE 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **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:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(40) Exception CRE 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **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:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(41) Exception CRE 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 200 King Street East in 1993, an **education use** is a permitted

use, if the **gross floor area** of the **building** does not exceed a floor space index of 5.0. [TO: 438-86; 12 (1) 358]

(B) On 101 ONTARIO ST, a **municipal shelter** is a permitted use. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 411 Richmond Street East in 1983, Section 12(1) 174 of former City of Toronto By-law 438-86.

(C) On the lands municipally known as 199 Adelaide Street East in 1996, Section 12(1) 427 of former City of Toronto By-law 438-86.

(D) On 252 ADELAIDE ST E, former City of Toronto by-law 131-80; and

(E) On the lands municipally known as 406 Adelaide Street East, City of Toronto by-law 1412-2007.

(F) On 381-411 Richmond Street East and 424-460 Adelaide Street East, City of Toronto by-law 927-2002, as ordered by the Ontario Municipal Board's Decision and Order dated May 2, 2003, with the case number PL021158.

(42) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 26 BERKELEY ST, the even numbered addresses of 210 - 222 THE ESPLANADE, 246 THE ESPLANADE, former City of Toronto by-law 181-87.

(43) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 300 FRONT ST W, City of Toronto by-law 104-10.

(44) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 20 BLUE JAYS WAY, City of Toronto by-law 1-05.

(46) Exception CRE 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 200 Adelaide Street West, Section 12: (1) 291, former City of Toronto By-law 438-86 prevails.

(C) On 126 SIMCOE ST, being City of Toronto by-law 1080-07;

(D) On 430 KING ST W, being City of Toronto by-law 1349-07;

(E) On or between the even numbered addresses of 306 - 308 RICHMOND ST W, the even numbered addresses of 318 - 322 RICHMOND ST W, City of Toronto by-law 283-09.

(F) On 21 Widmer Street, City of Toronto by-law 95-2006.

(G) On and between the even numbered addresses of 100-104 JOHN ST and 295 ADELAIDE ST W, City of Toronto by-law 517-2010.

(48) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 56 BLUE JAYS WAY, City of Toronto by-law 1067-07;

(C) On the lands municipally known as 99 Blue Jays Way, City of Toronto by-law 574-2007.

(51) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 393 KING ST W, former City of Toronto by-law 121-86;

(C) On 375 KING ST W, City of Toronto by-law 317-08.

(55) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) Section 12(5) (h) of former City of Toronto By-law 438-86.

(57) Exception CRE 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street. [TO: 438-86; 12 (2) 94]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(58) Exception CRE 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) On a **lot**, no **building** or **structure** shall exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley Street; and

(B) On the lands, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(59) Exception CRE 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the height requirements of Clause 40.10.40.10, no part of the **building** may penetrate the height created by an **angular plane** projected at a 45 degree angle over the **lot**, at an elevation of 18.0 metres along the entire length of the **front lot line**. [TO: 438-86; 12 (2) 95]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(60) Exception CRE 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, **personal service shop**, **financial institution**, post office, **service shop**, clinic, **day nursery**, **sports place of assembly** are not permitted uses, if the floor space index of such uses exceeds 2.0. [TO: 438-86; 12 (2) 97]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(63) Exception CRE 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) If a **lot** is located in a commercial-residential zone category:

(i) Despite 40.10.40.70, the minimum setback from a **front lot line** is 6.0 metres;

ii) any portion of the **lot** located within the setback area in (C)(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 (C)(ii), above, must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 108-116 George Street and 234 Adelaide Street East, City of Toronto by-law 215-2006.

(64) Exception CRE 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) City of Toronto by-law 490-2010.

(67) Exception CRE 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 172 King Street East, Section 12(2) 314 of former City of Toronto By-law 438-86.

(C) On the odd numbered addresses of 61 - 63 JARVIS ST, 150 KING ST E, the even numbered addresses of 166 - 168 KING ST E, 172 KING ST E, former City of Toronto by-law 97-0233.

(68) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 177 FRONT ST E, the odd numbered addresses of 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE, former City of Toronto by-law 410-93.

(69) Exception CRE 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 48 STEWART ST, former City of Toronto by-law 523-89.

(70) Exception CRE 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) **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:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 393 KING ST E, former City of Toronto by-law 42-88.

(71) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 26 BERKELEY ST, the even numbered addresses of 210 - 222 THE ESPLANADE, 246 THE ESPLANADE, former City of Toronto by-law 181-87; and

(C) On the odd numbered addresses of 31 - 33 PRINCESS ST, former City of Toronto by-law 77-93.

(72) Exception CRE 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) On the lands municipally known as 400 FRONT ST W, **public parking** is a permitted use. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 20 BLUE JAYS WAY, City of Toronto by-law 1-05; and

(C) On 400 FRONT ST W, former City of Toronto by-law 650-91.

(73) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) Section 12 2) 208 of former City of Toronto By-law 438-86.

(C) On 160 FREDERICK ST, 201 KING ST E, former City of Toronto by-law 477-81;

(D) On the odd numbered addresses of 159 - 161 FREDERICK ST, former City of Toronto by-law 629-88; and

(E) On 160 FREDERICK ST, 120 FRONT ST E, 25 GEORGE ST, 201 KING ST E, former City of Toronto by-law 697-84.

(74) Exception CRE 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 181 RICHMOND ST W, **public parking** is a permitted use. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86;

(B) On the lands known municipally as 200 Adelaide Street West in 1979, Section 12(1) 291 of former City of Toronto By-law 438-86.

(C) On 126 SIMCOE ST, City of Toronto by-law 1080-07;

(D) On 430 KING ST W, City of Toronto by-law 1349-07;

(E) On or between the even numbered addresses of 306 - 308 RICHMOND ST W, the even numbered addresses of 318 - 322 RICHMOND ST W, City of Toronto by-law 283-09;

(F) On 21 Widmer Street, City of Toronto by-law 95-2006;

(G) On and between the even numbered addresses of 100-104 JOHN ST and 295 ADELAIDE ST W, City of Toronto by-law 517-2010;

(H On 200 ADELAIDE ST W, former City of Toronto by-law 230-80;

(I On the even numbered addresses of 230 - 240 RICHMOND ST W, former City of Toronto by-law 314-86;

(L) On 200 ADELAIDE ST W, former City of Toronto by-law 371-76;

(K) On 370 KING ST W, former City of Toronto by-law 439-87;

(L) On 388 KING ST W, former City of Toronto by-law 553-86;

(M) On 430 KING ST W, former City of Toronto by-law 554-86;

(N) On 370 KING ST W, former City of Toronto by-law 592-91;

(O) On 266 ADELAIDE ST W, the even numbered addresses of 268 - 270 ADELAIDE ST W, 109 JOHN ST, the odd numbered addresses of 111 - 117 JOHN ST, 119 JOHN ST, the odd numbered addresses of 121 - 129 JOHN ST, former City of Toronto by-law 651-82;

(P) On 214 KING ST W, former City of Toronto by-law 88-86.

(Q) On the odd numbered addresses of 21 - 31 WIDMER ST, City of Toronto by-law 95-06; and

(R) On 259 RICHMOND ST W, former City of Toronto by-law 97-0016.

(75) Exception CRE 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86;

(B) On 56 BLUE JAYS WAY, City of Toronto by-law 1067-07;

(C) On the lands municipally known as 99 Blue Jays Way, City of Toronto by-law 574-2007.

(D) On 99 BLUE JAYS WAY, City of Toronto by-law 574-07.

(E) On the even numbered addresses of 230 - 250 WELLINGTON ST W, 250R WELLINGTON ST W, 270 WELLINGTON ST W, City of Toronto by-law 903-99.

(76) Exception CRE 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86;

(B) On 540 ADELAIDE ST W, 555 RICHMOND ST W, former City of Toronto by-law 195-85;

(C) On 532 RICHMOND ST W, former City of Toronto by-law 409-84;

(D) On 530 RICHMOND ST W, former City of Toronto by-law 410-84.

(E) On 163 PORTLAND ST, former City of Toronto by-law 520-89;

(F) On 156 PORTLAND ST, former City of Toronto by-law 549-87;

(G) On 590 RICHMOND ST W, former City of Toronto by-law 635-80;

(H) On 590 RICHMOND ST W, former City of Toronto by-law 862-80; and

(I) On 546 RICHMOND ST W, 548 RICHMOND ST W, the even numbered addresses of 550R - 556 RICHMOND ST W, former City of Toronto by-law 94-0218.

(77) Exception CRE 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 511 ADELAIDE ST W, former City of Toronto by-law 288-83; and

(C) On 425 ADELAIDE ST W, former City of Toronto by-law 614-89.

(78) Exception CRE 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 11 WINDSOR ST and 306 FRONT ST W, **public parking** is a permitted use. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86; and

(B) On 320 FRONT ST W, former City of Toronto by-law 587-86.

(79) Exception CRE 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On the even numbered addresses of 230 - 250 WELLINGTON ST W, 250R WELLINGTON ST W, 270 WELLINGTON ST W, City of Toronto by-law 903-99.

(80) Exception CRE 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86;

(B) On 393 KING ST W, former City of Toronto by-law 121-86;

(C) On 373 and 375 KING ST W, City of Toronto by-law 317-08;

(D) On 393 KING ST W, former City of Toronto by-law 315-89; and

(E) On 401 KING ST W, former City of Toronto by-law 454-86.

(81) Exception CRE 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 620 RICHMOND ST W, former City of Toronto by-law 706-83.

(82) Exception CRE 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86;

(B) Section 12(5) (h) of former City of Toronto By-law 438-86.

(C) Section 12(2) 208 of former City of Toronto By-law 438-86;

(D) On 227 FRONT ST E, former City of Toronto by-law 148-87;

(E) On 177 FRONT ST E, the odd numbered addresses of 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE, City of Toronto by-law 410-93;

(F) On 160 FREDERICK ST, 201 KING ST E, former City of Toronto by-law 477-81;

(G) On 333 KING ST E, former City of Toronto by-law 586-76;

(H) On 160 FREDERICK ST, 120 FRONT ST E, 25 GEORGE ST, 201 KING ST E, former City of Toronto by-law 697-84;

(I) On 359 KING ST E, former City of Toronto by-law 783-87; and

(J) On the odd numbered addresses of 61 - 63 JARVIS ST, 150 KING ST E, the even numbered addresses of 166 - 168 KING ST E, 172 KING ST E, former City of Toronto by-law 97-0233.

(K) On the lands municipally known as 187 King Street East in 1978, Section 12(2) 83 of former City of Toronto By-law 438-86.

(L) On the lands municipally known as 150 King Street East, Section 12(2) 314 of former City of Toronto By-law 438-86.

(83) Exception CRE 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) On the lands municipally known as 177 Front Street East and 21 Lower Sherbourne Street in 1997, **public parking** is a permitted use if there are not more than 58 **parking spaces**. [TO: 438-86; 12(1) 4]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On 177 FRONT ST E, the odd numbered addresses of 183 - 197 FRONT ST E, 21 LOWER SHERBOURNE ST, 200 THE ESPLANADE, former City of Toronto by-law 410-93.

(84) Exception CRE 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86;

(B) On or between the even numbered addresses of 108-116 George Street and 234 Adelaide street, City of Toronto by-law 215-2006; and

(C) On 230 ADELAIDE ST E, 112 GEORGE ST, City of Toronto by-law 215-06.

(85) Exception CRE 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On 352 FRONT ST W, **public parking** is a permitted use. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 of former City of Toronto By-law 438-86; and

(B) On 352 FRONT ST W, City of Toronto by-law 970-09.

(89) Exception CRE 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) Section 12(2) 270 of former City of Toronto By-law 438-86.

(B) On or between the even numbered addresses of 326 - 360 KING ST W, and 80 JOHN ST, thCity of Toronto by-laws 908-00 and 454-04.

900.20 E - Zone

900.20.1 General

(1) E Zone Exceptions

The regulations located in Article 900.20.10 apply only to the exceptions subject to the E zone and identified with the corresponding exception number.

900.20.10 Exceptions for E Zone

(1) Exception E 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The outdoor storage or parking of motor **vehicles** for a **Vehicle Repair Shop** is not permitted in the **front yard**; and

(B) A minimum 3 metre **landscaping** strip, except for a **driveway**, will be provided abutting the **front lot line** along the entire frontage.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2) Exception E 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 **building** will be set back 1.52 metres from one **side lot line** and 4.57 metres from the other **side lot line** with a minimum separation of 6.09 metres from any other primary **building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(3) Exception E3

The lands, or a portion thereof as noted below, are subject 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 482-2005 prevails.

(B) On 121 RUNNYMEDE RD, City of Toronto by-law 883-99, as amended, prevails.

(4) Exception E 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 64.31(52) of North York Zoning By-law 7625 prevails.

(5) Exception E 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum Floor Space Index for Office uses will be 1.0.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(6) Exception E 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only uses permitted within 70 metres of any **lot** on the north side of Greenbelt Drive zoned for residential uses will be the uses permitted in an Employment Light Industrial Zone (EL).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(7) Exception E 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only use permitted is a facility for the maintenance and storage of public transit **vehicles**;

(B) the minimum **building setback** from:

(i) a **lot line** that abuts a **street**, is 3.0 metres; and

(ii) any other **lot line**, is 7.5 metres; and

(C) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** must not exceed 0.4 times the area of the **lot**; and

(D) a strip of land having a minimum depth of 3.0 metres along the entire length of a **lot line** that abuts a **street** is to be used only for **landscaping** and **driveway** access.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(8) Exception E 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The only uses permitted within 70 metres of a **lot** zoned for residential uses will be the uses permitted in an Employment Light Industrial Zone (EL).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(9) Exception E 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 60.20.20.100.(15) pertaining to **Open Storage** does not apply; and

(B) Section 60.30.20.100.(1) pertaining to **Open Storage** and Section 60.30.20.100.(2) pertaining to Outside Operations will apply.

Prevailing By-laws and Prevailing Sections:

(none Apply)

(10) Exception E 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a concrete plant and a **building** supply yard is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(11) Exception E 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from:

(i) a **lot line** that abuts a **street**, is 3.0 metres; and

(ii) any other **lot line**, is 7.5 metres; and

(B) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** must not exceed 0.4 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(12) Exception E 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from:

(i) a **lot line** that abuts a **street**, is 3.0 metres;

(ii) a **rear lot line**, is 7.5 metres; and

(iii) a **side lot line** is 3.0 metres; and

(B) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** must not exceed 0.4 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(14) Exception E 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.31(66), former City of North York Zoning By-law 7625 prevails.

(15) Exception E 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Outside storage of custom made pre-cast products manufactured on the same **lot** is permitted anywhere on the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(16) Exception E 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the westerly **lot line** is 0.0 metres; and

(B) The minimum **building setback** from the easterly **lot line** is 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(17) Exception E 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the only use permitted on the **lot** is a fire hall;

(B) the minimum **building setback** from a **lot line** that abuts a **street**, is 3.0 metres;

(C) the maximum **gross floor area** of all **buildings**, minus the **gross floor area** of all **basements** must not exceed 0.5 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(19) Exception E 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) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt products is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(20) Exception E20

The lands, or 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 Section 60.20.20, a ready mix concrete plant is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(21) Exception E 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt products and the storage and **distribution** of bulk oils and petroleum products is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(22) Exception E 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) Section 8.3.4(h), former Town of Leaside Zoning By-law 1916 prevails.

(23) Exception E23

The lands, or a portion thereof as noted below, are subject 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 8.3.4(d) and 8.3.4(h), former Town of Leaside Zoning By-law 1916 prevails.

(24) Exception E 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, manufacturing of asphalt is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(28) Exception E 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, cement and concrete products manufacturing; is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(29) Exception E 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) In addition to the uses permitted in Section 60.20.20, a **veterinary hospital** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(33) Exception E 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1983-43 prevails.

(34) Exception E 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) Former City of Etobicoke by-law 1996-211 prevails.

(36) Exception E 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 1991-13 prevails.

(37) Exception E 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) City of Toronto by-law 795-2001 prevails.

(41) Exception E 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1981-113 prevails.

(45) Exception E 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) In addition to the uses permitted in Section 60.20.20, a **salvage yard** is permitted;

(B) A solid three metre high fence must surround the **salvage yard**; and

(C) The maximum height for **open storage** is 3.6 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(46) Exception E 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) In addition to the uses permitted in Section 60.20.20, a **salvage yard** is permitted;

(B) Not more than one garage and office **building** is permitted on the **lot** ; and

(C) No scrap pile will be more than 3.7 metres in height except one temporary scrap pile not more than 9.2 metres in height and covering not more than an area 30.5 metres by 30.5 metres abutting the westerly limit of the **lot** and commencing 30.5 metres south of the north **lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(47) Exception E 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 898-2000 prevails.

(48) Exception E48

The lands, or a portion thereof as noted below, are subject 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 737-2004(OMB) prevails.

(49) Exception E49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-69 prevails.

(53) Exception E 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, Paint and/or varnish manufacturing will be a permitted use; and

(B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(54) Exception E54

The lands, or a portion thereof as noted below, are subject to the following 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 1996-211 prevails.

(55) Exception E 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 10. 20, Paint and/or varnish manufacturing will be a permitted use; and

(B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(56) Exception E 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 83-47 prevails.

(57) Exception E 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1980-273 prevails.

(58) Exception E 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) Despite what uses are permitted in Section 60.20.20, **vehicle repair shop**, **vehicle fuel station** and the sale of automobiles is not permitted with the exception of motorcycles and similar **vehicles**;

(B) The maximum **gross floor area** of all **buildings** on the **lot** will not exceed 12,335 metres square;

(C) The **gross floor area** devoted to a **vehicle service shop** will not exceed 2,101 metres square;

(D) The minimum setback for parking from the **lot line** abutting The Queensway will be 3 metres;

(E) A minimum 198 **parking spaces** are required; and

(F) The outdoor display of goods is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(59) Exception E 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted; and

(B) The retail dispensing of propane is permitted from not more than two tanks containing a combined maximum of 15,145 litres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(67) Exception E 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a social **club** for the Metropolitan Police Association is permitted;

(B) A maximum of 550 metres square of total **gross floor area** is permitted for the social **club** use; and

(C) Seating capacity for the social **club** use will not exceed 180 seats.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(68) Exception E 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 924-2000 prevails.

(69) Exception E69

The lands, or a portion thereof as noted below, are subject to the following 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 4116 prevails.

(75) Exception E 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted;

(B) The maximum total **gross floor area** for a **vehicle dealership** and **ancillary** uses will not exceed 1,595 metres square;

(C) No fewer that 56 **parking spaces** will be provided, of which a minimum of seven **parking spaces** will be designated and adequately signed for the exclusive use of visitors; and

(D) A minimum six metre wide strip abutting the front property line will be used exclusively for **landscaping** an access to the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(76) Exception E 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted;

(B) The maximum permitted total **gross floor area** will be 6,000 metres square with a maximum 3,900 metres square **vehicle dealership** and **ancillary** uses;

(C) No fewer that 143 **parking spaces** will be provided, of which:

(i) a minimum of 26 **parking spaces** will be allocated and adequately signed for the exclusive use of the industrial component;

(ii) a minimum of 12 **parking spaces** will be designated and adequately signed for the exclusive use of visitors; and

(D) A minimum six metre wide strip abutting the front property line will be used exclusively for **landscaping** an access to the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(79) Exception E 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted provided:

(i) The total **gross floor area** of the rental office will not exceed 13 metres square;

(ii) The number of **parking spaces** allocated for the leasing and rental facility will not exceed 12 spaces; and

(ii) The gross weight of rental **vehicles** will not exceed 915 kilograms.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(81) Exception E 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 864-2007, 8777 and 8798 prevail.

(82) Exception E 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 **building setback** from a **lot line** abutting the following **streets**:

(i) Kipling Avenue will be 48.5 metres;

(ii) Martingrove Road will be 22.5 metres;

(iii) Highway 27 will be 26 metres;

(iv) The Indian Line will be 25.5;

(v) Steeles Avenue will be 25.5 metres;

(vi) Albion Road will be 30.0 metres;

(vii) Fourth Line will be 20.5 metres; and

(viii) Royalcrest Road 30.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(85) Exception E 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what uses are permitted in Section 60.20.20, **vehicle depot** and **shipping terminal** uses are not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(87) Exception E 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height permitted for office use is 14 metres;

(B) The minimum **building setback** form a **lot line** abutting Steeles Avenue is 7.5 metres; and

(C) A minimum 4.5 metre strip of land running along the **lot line** abutting Steeles Avenue will be used for **landscaping** only.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(89) Exception E 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) Despite Section 60.20.20.100.(15) **open storage** is not permitted in any yard abutting Steeles Avenue or Highway 27.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(96) Exception E 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot** size is 0.4 hectares; and

(B) The minimum **building setback** from a **lot line** abutting the following **streets**:

(i) Kipling Avenue will be 48.5 metres;

(ii) Martingrove Road will be 22.5 metres;

(iii) Highway 27 will be 26 metres;

(iv) The Indian Line will be 25.5;

(v) Steeles Avenue will be 25.5 metres;

(vi) Albion Road will be 30.0 metres;

(vii) Fourth Line will be 20.5 metres; and

(viii) Royalcrest Road 30.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(97) Exception E 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** abutting the following **streets**:

(i) Kipling Avenue will be 48.5 metres;

(ii) Martingrove Road will be 22.5 metres;

(iii) Highway 27 will be 26 metres;

(iv) The Indian Line will be 25.5;

(v) Steeles Avenue will be 25.5 metres;

(vi) Albion Road will be 30.0 metres;

(vii) Fourth Line will be 20.5 metres; and

(viii) Royalcrest Road will be 30.5 metres; and

(B) The minimum **building setback** from the centre line of Finch Avenue will be 45.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(98) Exception E98

The lands, or a portion thereof as noted below, are subject to the following 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 2544 prevails.

(99) Exception E 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) A recreational use can have a maximum of 24 **amusement devices** provided:

(i) The **amusement devices** are not located in hallways, lobbies or other pedestrian areas; and

(ii) A maximum of two **amusement devices** are permitted in an **eating establishment** that is **ancillary** to a recreational use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(100) Exception E 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 **building setback** from the centre line of Finch Avenue will be 45.5 metres; and

(B) A minimum 5.5 **parking spaces** for each 93 metres square of medical centre and restaurant use will be provided.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(103) Exception E 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height permitted is 13 metres, including mechanical penthouse.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(104) Exception E 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) In addition to the uses permitted in Section 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted provided;

(i) The total **gross floor area** of the rental office will not exceed 21.6 metres square;

(ii) The number of **parking spaces** allocated for the leasing and rental facility will not exceed 12 spaces;

(ii) The gross weight of any rental **vehicle** will not exceed 5,000 kilograms; and

(iii) a 3.0 metre wide **landscaped** strip will be provided along the southerly and easterly property lines which are described as having astronomical bearings of N72º 12' 00"E, N42º 53' 00"E and N13º 34' 00" and length of 35.72 metres, 15.95 metres and 35.74 metres respectively.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(105) Exception E 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3631 prevails.

(106) Exception E 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height permitted for an office **building** is 10 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(109) Exception E 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum height permitted for an office **building** is 3 **storeys**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(112) Exception E 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the parking requirements 200.5.10.10 **parking spaces** will be provided at a rate of one **parking space** per each two persons designated in the maximum capacity of the **building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(118) Exception E 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses permitted in Section 60.20.20, only a **vehicle repair shop** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(119) Exception E 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) In addition to the uses permitted in Section 60.20.20, melting of ore and metals in a non-noxious manner is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(121) Exception E 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) In addition to the uses permitted in Section 60.20.20, melting of ore and metals in a non-noxious manner is permitted; and

(B) The minimum **building setback** from the **rear lot line** will be 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(123) Exception E 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) Despite what is required in Section 60.20.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the centreline of Finch Avenue East.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(124) Exception E 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, truck terminal use, including related leasing and sales facilities is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(126) Exception E 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 **lot line** abutting Markham Road is the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(127) Exception E 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Parking is not permitted in the **front yard** of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(129) Exception E 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum 12 meter wide strip for **landscaped** strip and **vehicle** access is required along the full length of a **lot line** abutting a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(132) Exception E 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the **lot line** abutting the **street** to the north of the **lot** will be 0.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(143) Exception E 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the **lot line** abutting the **street** to the north of the **lot** will be 0.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(144) Exception E 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) In addition to the uses permitted in Section 60.20.20, a hot mix asphalt plant, excluding a batch plant is permitted;

(B) A minimum **building setback** of 14 metres is required from the **lot line** abutting Tapscott Road;

(C) A minimum setback of 30 metres and a maximum setback of 150 metres is required from the **lot line** abutting Tapscott Road for all associated external equipment of a hot mix asphalt plant excluding the burner and storage silos which will have a minimum setback of 30 metres and a maximum setback of 60 metres from the **lot line** abutting Tapscott Road;

(D) The maximum height for all equipment is 21.4 metres;

(E) A minimum 14 metre wide strip of land running along the **lot line** abutting Tapscott Road will be used for **landscaping** and **vehicle** access only;

(F) A minimum 3 metre wide strip of land extending 240 metres from the **lot line** abutting Tapscott Road along the north and south property line will be used for **landscaping** only; and

(G) A minimum 5 metre wide strip of land immediately to the east of the lands being used for **open storage** will be used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(145) Exception E 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) Fish, meat or poultry processing as an industrial use is not permitted within 100 metres of the northerly **lot line** abutting Steeles Avenue.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(151) Exception E 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) In addition to the permitted floor space index for the **lot**, an additional 4,831 metres squared of **gross floor area** is permitted for storage of paper on the ground floor and automobile parking on the roof.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(154) Exception E 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) In addition to the uses permitted in Section 60.20.20, **open storage** is permitted related to food manufacturing, food processing or food storage.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(155) Exception E 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 22 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(156) Exception E 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 32 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(157) Exception E 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 44 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(158) Exception E 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** is 60 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(159) Exception E 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **basement** of all **buildings** will be a minimum of 1.8 metres above the invert of the west Branch of the Highland Creek.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(160) Exception E 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 maximum height of a **building** will not exceed 10 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(161) Exception E 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.20, the only permitted use on this **lot** will be parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(162) Exception E 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, refining of petroleum waxes is permitted;

(B) A minimum 4.5 metre wide strip of land along the **lot line** abutting Salome Drive will be used for **landscaping** and **vehicle** access only; and

(C) **Vehicle** access through those lands required for use as a **landscaping** strip will not exceed 9.5 metres in width.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(163) Exception E 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, refining of petroleum waxes is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(164) Exception E 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) In addition to the uses permitted in Section 60.20.20, the storage of paraffin wax is permitted;

(B) The minimum **building setback** from the **front lot line** will be 12 metres;

(C) The minimum **building setback** from the westerly **side lot line** will be 22 metres;

(D) the minimum **building setback** form the easterly **side lot line** will be 35 metres; and

(E) The **building setback** form the **rear lot line** will be 35 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(165) Exception E 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of the creek will be 15 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(168) Exception E 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **hotel** and restaurants are permitted;

(B) The maximum number of **hotel** bedroom units permitted will not exceed 95;

(C) The maximum total **gross floor area** for **hotel** use will be 4,879 metres square;

(D) the minimum **building setback** from the **lot line** abutting Highway 401 will be 13.7 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(169) Exception E 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) All land not covered by **buildings**, parking or **vehicle** access will be used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(170) Exception E 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** for a **vehicle repair shop** from a **lot line** abutting a **street** will be 18 metres; and

(B) The minimum **building setback** from the centre line of the creek will be 15 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(171) Exception E 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot frontage** permitted is 30 metres; and

(B) The maximum height permitted is one **storey**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(173) Exception E 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) Despite Section 60.20.90.10, loading facilities will be permitted in the yard abutting Finch Avenue provided they are set back a minimum of 18 metres from that **lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(174) Exception E 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) Parking and display of **vehicles** in a yard abutting a **street** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(176) Exception E 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Parking is not permitted in a yard abutting a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(177) Exception E 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) Loading facilities are not permitted in the yard abutting Finch Avenue;

(B) Despite Section 60.20.90.10, loading facilities will be permitted in the yard abutting Melham Court;

(C) A minimum 12 metre wide strip of land along the **lot line** abutting Melham Court will be used for **landscaping** and **vehicle** access; and

(D) A minimum 18 metre wide strip of land along the **lot line** abutting Finch Avenue will be used for **landscaping** and **vehicle** access.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(179) Exception E 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) A minimum **building setback** of 30 metres is required from the centre line of East Highland Creek.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(180) Exception E 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) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** will be 30 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(181) Exception E 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum **building setback** of 30 metres from the centre line of East Highland Creek.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(182) Exception E 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) Despite Section 60.20.90.10, loading facilities will be permitted in the **front yard** providing they are set back a minimum of 18 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(183) Exception E 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) Despite Section 60.20.20.100.(15), **Open storage** is only permitted in the **rear yard** of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(184) Exception E 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) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(185) Exception E 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is permitted; and

(B) a maximum of three **parking spaces** are permitted in the **front yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(190) Exception E 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** will be 27 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(191) Exception E 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** will be 21 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(192) Exception E 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) Despite what Section 60.20.30.20 permits, the minimum permitted **lot frontage** abutting Midland Avenue will be 24 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(195) Exception E 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is a permitted use;

(B) Despite Section 60.20.20, a **vehicle fuel station** is not permitted;

(C) Despite Section 60.20.20, a **vehicle service shop** and a **vehicle repair shop** are only permitted as **ancillary** uses to a **vehicle dealership**;

(D) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**; and

(E) Parking, storage or display of **vehicles** is not permitted within six metres of a **lot line** abutting Conlins Road or Sheppard Avenue East.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(196) Exception E 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, a **vehicle dealership** is a permitted use;

(B) Despite Section 60.20.20, a **vehicle fuel station** is not permitted;

(C) Despite Section 60.20.20, a **vehicle service shop** and a **vehicle repair shop** are only permitted as **ancillary** uses to a **vehicle dealership**; and

(D) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(197) Exception E 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) Parking, storage or display of **vehicles** is not permitted within five metres of any **lot line** abutting a **street**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(199) Exception E 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) Despite Section 60.20.90.10, loading facilities will be permitted in the yard abutting Ridgetop Road or Rolark Drive providing they are set back a minimum of 18 metres from that **lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(204) Exception E 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, blending and manufacturing of resins, including asphalt and the **open storage** of **vehicles** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(205) Exception E 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.20.20, chemical manufacturing, processing and warehousing uses **ancillary** to chemical and pharmaceutical manufacturing, processing or warehousing is permitted provided that they comply with Section 150.200. of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(206) Exception E 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.20, only uses permitted in an Employment Light Industrial Zone are permitted within 70 metres of a **lot line** abutting a zone permitting residential uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(207) Exception E 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of Rouge creek will be 30 metres; and

(B) Any **lot** located west of the Rouge River, must comply with Official Plan Site and Area Specific Policy No. 135.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(212) Exception E 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.20.20, the only permitted uses are **landscaping** and parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(221) Exception E 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) a **Place of Worship** is a permitted use; and

(B) if the **lot** is used for a **place of worship**:

(i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,

(ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

(iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and

(iv) the maximum **gross floor area** on the **lot** is the **gross floor area** of all **buildings** that existed on the **lot** on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(222) Exception E 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) a **Place of Worship** is a permitted use; and

(B) if the **lot** is used for a **place of worship**:

(i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,

(ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

(iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and

(iv) the maximum **gross floor area** shall not exceed 3.0 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(223) Exception E 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a **Place of Worship** is a permitted use; and

(B) if the **lot** is used for a **place of worship**:

(i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,

(ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

(iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and

(iv) the maximum **gross floor area** shall not exceed 3.5 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(224) Exception E 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a **Place of Worship** is a permitted use; and

(B) if the **lot** is used for a **place of worship**:

(i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,

(ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

(iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main**

wall of the **building** that existed on the date of enactment of this By-law; and

(iv) the maximum **gross floor area** shall not exceed 0.3 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(225) Exception E 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a **Place of Worship** is a permitted use; and

(B) if the **lot** is used for a **place of worship**:

(i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,

(ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

(iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and

(iv) the maximum **gross floor area** shall not exceed 0.5 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(226) Exception E 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) a **Place of Worship** is a permitted use; and

(B) if the **lot** is used for a **place of worship**:

(i) the maximum **lot coverage** is equal to the percentage of the area of the **lot** covered by all **buildings** on the date of the enactment of the by-law,

(ii) the maximum height is the height if the **building** existing on the date of the enactment of this b-law;

(iii) the minimum setback from each **lot line** is the setback from each **lot line** to the nearest **main wall** of the **building** that existed on the date of enactment of this By-law; and

(iv) the maximum **gross floor area** shall not exceed 2.0 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(229) Exception E 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum permitted **lot area** is 0.4 hectares;

(B) The maximum **lot coverage** must not exceed 65%;

(C) The maximum permitted height must not exceed 15.0 metres; and

(D) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003 prevails; and

(B) City of Toronto By-law 589-2008 prevails.

(231) Exception E 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 20. 20, a works yard is permitted;

(B) The minimum permitted **lot area** is 0.4 hectares;

(C) The maximum **lot coverage** must not exceed 65%;

(D) The maximum permitted height must not exceed 15.0 metres;

(E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and

(F) City of Toronto by-law 589-2008, (O'Connor/Bermondsey Business Area – Places of Worship).

Prevailing By-laws and Prevailing Sections:

(None Apply)

(233) Exception E 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 77 Wade Avenue in 1980, a **salvage yard** that is in conjunction with a fabricated metal **manufacturing use** that existed on the **lot** in 1980 is a permitted use. [TO: 438-86; 12 (1) 134 (vi)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(234) Exception E 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(235) Exception E 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(236) Exception E 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 315]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(237) Exception E 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

(B) On a **lot**, a retail, coal, coke and wood yard is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(238) Exception E 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(239) Exception E 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses.

(B) **public parking** as a principal use in a **building** or **structure** is not permitted.

(C) the minimum **front yard setback** is 4.87 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(240) Exception E 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) pharmaceutical and medicine manufacturing is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(241) Exception E 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **building** supply yard, **ancillary retail store** and **open storage** are permitted uses if no extension of the **building** beyond the main **front wall** of the **building** that existed on the **lot** on July 22, 1987 has occurred.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 187 of former City of Toronto By-law 438-86.

(242) Exception E 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:

(None Apply)

(243) Exception E 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **public parking** is permitted as an **ancillary** use.

(B) a **vehicle repair shop** is a permitted use at **premises** 182D St. Helen's Avenue; 186, 188 and 190 St. Helen's Avenue, 75 Perth Avenue; 229A Sterling Road being the Sterling Road frontages of **premises** 1405 Bloor Street West.

(C) **open storage** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(244) Exception E 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a sewage plant is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 282 of former City of Toronto By-law 438-86.

(245) Exception E 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a sewage plant is a permitted use.

(B) On a **lot**, parking is permitted for a **lot** located in another zone.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(246) Exception E 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) On a **lot**, an **eating establishment** and a **retail store** that is a convenience store are permitted uses if the total **interior floor area** of these uses does not exceed that which existed on the **lot** in 1985.

(B) On the lands, a **vehicle service shop** and a **vehicle repair shop** are not permitted uses. [TO: 438-86; 12 (2) 261]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(247) Exception E 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(248) Exception E 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(249) Exception E 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) On a **lot**, **buildings** or **structures** involving only uses permitted in the E or EH zones may have a maximum **gross floor area** of 7.0 times the area of the **lot**; and

(B) **Ancillary buildings** or **structures** associated with uses permitted in the E or EH zones may extend above the height limit established for the **lot**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(250) Exception E 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(251) Exception E 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(None Apply)

(252) Exception E 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) On the lands, a **vehicle service shop** and a **vehicle repair shop** are not permitted uses. [TO: 438-86; 12 (2) 261]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(253) Exception E 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(254) Exception E 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 10, 10R, 20 and 20R Sunlight Park Road, Section 12(1) 360 of former City of Toronto By-law 438-86.

(255) Exception E 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, food manufacturing involving non-fruit base sundae toppings, popcorn and other corn products, french fried potatoes and french fried onion rings are a permitted use. [TO: 438-86; 12(1)

50]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(256) Exception E 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 **shipping terminal** or **warehouse** is a permitted use. [TO: 438-86; 12(1) 52]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(257) Exception E 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 **shipping terminal** or **warehouse** is a permitted use. [TO: 438-86; 12(1) 52]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(258) Exception E 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 176 Logan Avenue, a **driveway** ramp associated with a permitted use on the **lot** may have a slope that is in excess of 12 per cent. [TO: 438-86; 12 (1) 63]

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 176 Logan Avenue, Section 12 (2) 129 of former City of Toronto By-law 438-86.

(259) Exception E 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, **public parking** is a permitted use for a portion of the **lot** known as Runnymede Park, between the east face of the George Bell Arena **building** and the west limit of Gourlay Crescent, and being bounded by the southerly limit of Runnymede Park and on the north by a line parallel to and distant 45 metres south of the southerly limit of Ryding Avenue. [TO: 438-86; 12(1) 77]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(260) Exception E 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) On the lands municipally known as 5 to 33 Brandon Avenue and 25 Lightbourn Avenue in 1984, a **vehicle service shop**, **vehicle repair shop**, **contractor's establishment**, **public parking**, **vehicle dealership**, and a **vehicle washing establishment** are not permitted uses. [TO: 438-86; 12(2) 109]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(261) Exception E 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) On the lands municipally known as 5 to 33 Brandon Avenue and 25 Lightbourn Avenue in 1984, a

vehicle service shop, **vehicle repair shop**, **contractor's establishment**, **public parking**, **vehicle dealership**, and a **vehicle washing establishment** are not permitted uses. [TO: 438-86; 12(2) 109]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86.

(262) Exception E 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On lands zoned E between Ossington Avenue and Dufferin Street, north of Dupont, a **day nursery**, public **park**, **place of assembly**, **vehicle fuel station**, **vehicle repair shop**, **vehicle service shop**, **vehicle dealership**, fire hall, **financial institution**, police station, and **service shop** are not permitted uses; and

(B) On lands zoned E between Ossington Avenue and Dufferin Street, north of Duponton, an **eating establishment** and **take-out eating establishment** are permitted uses, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.

(C) On land zoned E between Dufferin Street and the Canadian National Railway line, north of Dupont Street, a **day nursery**, public **park**, **place of assembly**, **vehicle fuel station**, **financial institution**, and **service shop** are not permitted uses; and

(D) On land zoned E between Dufferin Street and the Canadian National Railway line, north of Dupont Street, an **eating establishment** and **take-out eating establishment** are permitted uses, subject to the condition that they cannot exceed 475 square metres in **interior floor area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(263) Exception E 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(264) Exception E 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **Public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(265) Exception E 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 **drive through facility**, **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle depot**, **vehicle repair shop**, and **public parking** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(266) Exception E 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands, a **vehicle service shop** and a **vehicle repair shop** are not permitted uses. [TO: 438-86; 12 (2) 261]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(267) Exception E 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86.

(268) Exception E 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(269) Exception E 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 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) Despite Section 60.20.20, the only permitted uses are **landscaping** and parking.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(270) Exception E 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) In addition to the uses permitted in Section 60. 20. 20, a works yard is permitted;

(B) The minimum permitted **lot area** is 0.4 hectares;

(C) The maximum **lot coverage** must not exceed 65%;

(D) The maximum permitted height must not exceed 15.0 metres;

(E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003 prevails.

(B) City of Toronto By-law 589-2008 prevails.

(271) Exception E 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 20. 20, **vehicle** repair and **vehicle** storage is permitted if it is for the servicing and storage of police **vehicles** only;

(B) The minimum permitted **lot area** is 0.4 hectares;

(C) The maximum **lot coverage** must not exceed 65%;

(D) The maximum permitted height must not exceed 15.0 metres;

(E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the

industrial **building** from the dwelling; and

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003 prevails;

(B) City of Toronto By-law 589-2008 prevails.

(272) Exception E 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) In addition to the uses permitted in Section 60. 20. 20, **ancillary open storage** of fabricated steel including storage tanks, silos, storage vessels, pipes, pilings and other materials and equipment related to steel fabrication is permitted;

(B) The minimum permitted **lot area** is 0.4 hectares;

(C) The maximum **lot coverage** must not exceed 65%;

(D) The maximum permitted height must not exceed 15.0 metres;

(E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003 prevails;

(B) City of Toronto By-law 589-2008 prevails.

(273) Exception E 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) In addition to the uses permitted in Section 60. 20. 20,

a **vehicle depot**, **vehicle repair shop** and **vehicle service shop** is permitted;

(B) In addition to the uses permitted in Section 60.20.20, **ancillary** sale of **vehicles**, **vehicle** parts and the storage of propane for **vehicle** fuelling is permitted;

(C) The minimum permitted **lot area** is 0.4 hectares;

(D) The maximum **lot coverage** must not exceed 65%;

(E) The maximum permitted height must not exceed 15.0 metres;

(F) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003 prevails;

(B) City of Toronto By-law 589-2008 prevails.

(274) Exception E 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum permitted **lot area** is 0.4 hectares;

(B) The maximum **lot coverage** must not exceed 65%;

(C) The maximum permitted height must not exceed 15.0 metres;

(E) No **building** or **structure** will be erected closer than 75 metres to any **building** containing a dwelling located in an area zoned for residential purposes unless a public road separates the industrial **building** from the dwelling; and

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 89-2003 prevails;

(B) City of Toronto By-law 589-2008 prevails: and

(C) On 50 Northline Road, Section 9.8(l) of the former Borough of East York Zoning By-law 6752 prevails.

(275) Exception E 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 30 Morrow Avenue, City of Toronto by-law 222-2006 prevails.

(277) Exception E 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 6 - 8 JENET AVE, former City of Toronto by-law 250-86 prevails;

(B) On 4 JENET AVE, former City of Toronto by-law 439-88 prevails; and

(C) On 15 JENET AVE, former City of Toronto by-law 94-0738 prevails.

(278) Exception E 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:

(none Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 53 COLGATE AVE, City of Toronto by-law 1176-08 prevails.

(279) Exception E 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 59 COLGATE AVE, City of Toronto by-law 1177-08 prevails;

(B) On 201 Carlaw AVE and 66 Boston Avenue, City of Toronto by-law 705-2006 prevails.

(282) Exception E 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 20 LESLIE ST, former City of Toronto by-law 343-90 prevails.

(B) City of Toronto by-law 130-2008 as amended, prevails.

(283) Exception E 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

A) On a **lot**, fabricated metal manufacturing is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(284) Exception E 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, food manufacturing involving gelatine is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(285) Exception E 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(286) Exception E 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) 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(287) Exception E 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) 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(B) On 6 TOWNSLEY ST and 31 UNION ST, former City of Toronto by-law 150-90 prevail; and

(C) On 200 UNION ST, former City of Toronto by-law 941-88 prevail.

(288) Exception E 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) 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) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 315]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(B) On 290 OLD WESTON RD, 330 OLD WESTON RD, 1799 ST CLAIR AVE W, former City of Toronto by-law 22511 prevails.

(289) Exception E 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) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

(B) On the lands municipally known as 1453 Dupont Street in 1981, a retail, coal, coke and wood yard is a permitted use. [TO: 438-86; 12 (1) 171(b)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(290) Exception E 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 design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses. [TO: 438-86; 12 (1) 172]

Prevailing By-laws and Prevailing Sections:

(A) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, former City of Toronto by-law 234-83.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(291) Exception E 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) On the lands design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses. [TO: 438-86; 12 (1) 172]

(B) 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(292) Exception E 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(293) Exception E 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(None Aply)

(294) Exception E 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(B) 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 prevails.

(295) Exception E 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(296) Exception E 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(B) 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 prevails.

(297) Exception E 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) A **vehicle depot**, **warehouse** and associated **open storage** are also permitted uses on the **lot**, if:

(i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category; or

(ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(298) Exception E 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 449 LOGAN AVE, tCity of Toronto by-law 338-06 prevails.

(299) Exception E 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **vehicle depot**, **warehouse** and associated **open storage** are also permitted uses on the **lot**, if:

(i) a wall is provided along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category; or

(ii) alternatively to (i), **soft landscaping** is provided on the **lot** to a minimum width of 2.0 metres along any **lot line** that abuts a **lot** in Open Space Zone category, a Residential Zone category, an Residential Apartment Zone category, or a Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

Prevailing By-laws and Prevailing Sections:

(A) On 38 MC GEE ST, former City of Toronto by-law 95-0559 prevails.

(300) Exception E 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) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(301) Exception E 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, a **drive through facility**, **vehicle fuel station**, **vehicle service shop**, **vehicle washing establishment**, **vehicle depot**, **vehicle repair shop**, and **public parking** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 386 Symington Avenue, Section 12(1) 277 of former City of Toronto By-law 438-86.

(B) Section 12(2) 236 of former City of Toronto By-law 438-86.

(302) Exception E 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 193 Geary Avenue in 2006, Section 12(1) 469 of former City of Toronto By-law 438-86.

(B) Section 12(2) 299 of former City of Toronto By-law 438-86.

(303) Exception E 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 116 GEARY AVE, former City of Toronto by-law 293-67 prevails.

(B) Section 12(2) 299 of former City of Toronto By-law 438-86.

(304) Exception E 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 60 Paton Road in 1980, a food **manufacturing use** involving the use gelatine is a permitted use. [TO: 438-86; 12 (1) 134 (v)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(305) Exception E 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) In addition to the uses permitted in Section 60.20.20, a **manufacturing use** involving the primary processing of oil-based paints, oil-based coatings or adhesives is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(306) Exception E 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 30 Commercial Road, Section 8.3.4(i), of the former Town of Leaside Zoning By-law 1916 prevails.

(307) Exception E 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 202-2009 prevails.

(308) Exception E 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 5 to 33 Brandon Avenue and 25 Lightbourn Avenue in 1984, a **vehicle service shop**, **vehicle repair shop**, **contractor's establishment**, **public parking**, **vehicle dealership**, and a **vehicle washing establishment** are not permitted uses. [TO: 438-86; 12(2) 109]

Prevailing By-laws and Prevailing Sections:

(A) Former City of Toronto by-law 95-0597.

(309) Exception E 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 6 - 8 JENET AVE, former City of Toronto by-law 250-86;

(B) On 4 JENET AVE, former City of Toronto by-law 439-88;

(C) On 15 JENET AVE, former City of Toronto by-law 94-0738.

(D) On 546 LANSDOWNE AVE, former City of Toronto by-law 98-81.

(E) Section 12(2) 335 of former City of Toronto By-law 438-86.

(310) Exception E 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None apply)

Prevailing By-laws and Prevailing Sections:

(A) On 415 EASTERN AVE, former City of Toronto by-law 401-77.

(B) On 415 EASTERN AVE, former City of Toronto by-law 651-77.

(C) On the lands, City of Toronto by-law 130-08.

(311) Exception E 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands design studios for the purposes of graphics, industrial, interior, environmental, architectural, structural or advertising are permitted uses. [TO: 438-86; 12 (1) 172]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On 17 CORNWALL ST, 50 CORNWALL ST, 165 RIVER ST, former City of Toronto by-law 457-83.

(312) Exception E 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 299 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 193 Geary Avenue in 2006, Section 12(1) 469 of former City of Toronto By-law 438-86.

(C) On the even numbered addresses of 24 - 36 PRIMROSE AVE, former City of Toronto by-law 570-76.

(313) Exception E 313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 19 Chauncey Avenue, former City of Etobicoke by-law 1992-203 prevails.

(314) Exception E 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 130-08 prevails.

(317) Exception E 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:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 17, of City of Toronto By-law 12360 (Scarborough - Warden Woods Community) prevails.

900.21 EL - Zone

900.21.1 General

(1) EL Zone Exceptions

The regulations located in Article 900.21.10 apply only to the exceptions subject to the EL zone and identified with the corresponding exception number.

900.21.10 Exceptions for EL Zone

(1) Exception EL 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Section 60.10.20.100.(3) does not apply; and

(B) **Parking spaces** are to be provided at a minimum rate of 1.0 for each 48 square metres of **gross floor area** used for an office.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2) Exception EL 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) In addition to the uses permitted in Section 60. 10. 20, a **vehicle repair shop** and **vehicle fuel station** are also permitted; and

(B) The minimum **building setback** is 0.91 metres from the north **lot line** and 1.34 metres from the south **lot line** if no less than 5 **parking spaces** are provided.

Prevailing By-laws and Prevailing Sections:

(none Apply)

(3) Exception EL 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a use that is permitted in an EH zone or a meat product **manufacturing use** involving the slaughter of animals, fish packing, or poultry killing are permitted uses if:

(i) the use is within a wholly enclosed **building**; and

(ii) there is no outdoor storage of raw materials associated with these uses.

Prevailing By-laws and Prevailing Sections:

(A) On lands lands municipally known in the year 2005 as 80 and part of 100 Turnberry Avenue, City of Toronto by-law 153-05, as amended prevails.

(4) Exception EL 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) In addition to the uses permitted in Section 60.10.20, the processing of honey is also permitted;

(B) The westerly **side yard** may be used for the outside storage if it is for the storage of barrels of honey; and

(C) No part of the barrel may be more than 2.5 metres above the ground.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(6) Exception EL 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.30(8) of former North York Zoning By-law 7625.

(7) Exception EL 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) Despite the uses permitted in Section 60.10.20, a public storage **warehouse** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(10) Exception EL 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, an animal **hospital** is also permitted; and

(B) The minimum setback of any **structure** or **building** from the centre line of Oakdale Road is 26.51 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(14) Exception EL 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;

(B) Any detached **structure** higher than 5.0 metres shall be setback from the **rear lot line** a minimum distance of 20.0 metres;

(C) The combined total **gross floor area** of any **manufacturing uses** on a **lot** may be greater than 5,000 square metres but shall not exceed the maximum floor space index of 1.0;

(D) No more than 60% of the minimum **front yard setback** shall be covered with **driveways**, walkways, loading areas or other hard surfaces used or capable of being used as walkways, **driveways** or loading areas; and

(E) An opaque acoustic fence shall be located along the northerly 50.0 metres of the **rear lot line** and along the westerly 20.0 metres of the northern **lot line**, with a height of 2.4metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(15) Exception EL 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.10.20, metal extrusion or moulding, heavy metal stamping or welding are also permitted uses;

(B) The combined total **gross floor area** of any **manufacturing uses** on a **lot** may be greater than 5,000 square metres but shall not exceed the maximum floor space index of 1.0;

(C) No more than 60% of the minimum **front yard setback** shall be covered with **driveways**, walkways, loading areas or other hard surfaces used or capable of being used as walkways, **driveways** or loading areas; and

(D) An opaque acoustic fence shall be located along the westerly 20.0 metres of the northern **lot line**, with a minimum height of 1.8 meters and a maximum height of 2.4 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(16) Exception EL 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot area** is 4047 square metres;

(B) The maximum **gross floor area** is 4645 square metres;

(C) The minimum **front yard setback** is 1.0 metre;

(D) The minimum **rear yard setback** is 2.5 metres;

(E) The maximum number of **storeys** is 3; and

(F) The minimum on site **parking spaces** is 67.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(17) Exception EL 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) Section 8.2.3(f) [M1-H(5)], former Town of Leaside Zoning By-law 1916.

(18) Exception EL 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) In addition to the uses permitted in Section 60.10.20, the **building** of truck bodies is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(19) Exception EL 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) In addition to the uses permitted in Section 60.10.20, pharmaceutical and medicines manufacturing, knitting mills, textile manufacturing, medical **laboratories** are permitted;

(B) In addition to the uses permitted in Section 60.10.20, **ancillary** outdoor storage of new motor **vehicles** is permitted;

(C) The minimum **lot frontage** is 30 metres;

(D) The minimum **building setback** from a **side lot line** is 6 metres;

(E) The minimum **rear yard setback** is 12 metres;

(F) The maximum **lot coverage** is 75%;

(G) The maximum floor space index is 0.75; and

(H) The maximum height is 18.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(26) Exception EL 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite the uses listed in 60.10.20, a Concrete Batching Plant is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(27) Exception EL 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **building** supply yard, electrical equipment manufacturing, food **warehouse** that is not used for the storage of fish or fish products, a food **wholesaling use** that is not used for the sale of fish or fish products, a photographic plant, a postal sorting station, fibre, yarn and thread mills, fabric mills, textile and fabric finishing and fabric coating, textile furnishings mills, other textile product mills, fruit and vegetable preserving and speciality food manufacturing, a **place of worship**, and a **private school** are permitted uses

Prevailing By-laws and Prevailing Sections:

(None Apply)

(28) Exception EL 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(29) Exception EL 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) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(30) Exception EL 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 a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(31) Exception EL 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(32) Exception EL 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle service shop** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(33) Exception EL 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 a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(34) Exception EL 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) 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.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(35) Exception EL 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **manufacturing use** involving forming, stamping, spinning, machining, buffing, plating, coating, annealing or other fabrication or processing of ferrous or non-ferrous small wares or small parts, including cutlery, flatware, hollow ware, small springs, coat hangers, small auto parts, light carpenter's or garden hand tools, light electrical equipment, jewellery or other small wares or small parts including therein a casting operation is a permitted use, provided:

(i) the floor space index does not exceed 4.0; and

(ii) the height of the **building** does not exceed four **storeys**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(36) Exception EL 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1130 and 1136 Dupont Street in 1981, a **place of assembly** that is a union hall, a medical office that is used for dentists, and a **financial institution** that is a credit union are permitted uses if these uses were in existence on the lands on March 12, 1981. [TO: 438-86; 12 (1) 150]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(38) Exception EL 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 54 Logan Avenue, a fabricated metal product **manufacturing use** is a permitted use if:

(i) the use is located within a wholly enclosed **building**; and

(ii) the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 155]

(B) On the lands municipally known as 54 Logan Avenue in 1981, a **vehicle fuel station** is a permitted use, if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 156]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008 as amended, prevails.

(39) Exception EL 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 24 Carlaw Avenue in 1981, a fabricated metal product **manufacturing use** is a permitted use if:

(i) the use is located within a wholly enclosed **building**; and

(ii) the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 155]

(B) On the lands municipally known as 24 Carlaw Avenue in 1981, a photographic plant is a permitted use if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 161]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008 as amended, prevails.

(40) Exception EL 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 55 Logan Avenue in 1981, a security services and equipment business use is a permitted use, if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 157]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008 as amended, prevails.

(41) Exception EL 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 20 Morse Street in 1981, a **retail service** and a **vehicle depot** are permitted uses if the **gross floor area** of these uses does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 158]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008 as amended, prevails.

(42) Exception EL 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 551 Eastern Avenue in 1981, a breakfast cereal food **manufacturing use** is a permitted use, if the **gross floor area** of the use does not exceed a floor space index of 2.0. [TO: 438-86; 12 (1) 162]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 130-2008 as amended, prevails.

(43) Exception EL 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 a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(44) Exception EL 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 a **lot**, the following uses are permitted:

(i) a **retail store** that has an **interior floor area** no greater than 680 square metres;

(ii) a **vehicle** service station and a **vehicle repair shop** that has a combined **interior floor area** no greater than 1,550 square metres; and

(iii) an office that has an **interior floor area** no greater than 680 square metres.

(B) a minimum of 12 **parking spaces** are provided.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 180 of former City of Toronto By-law 438-86.

(45) Exception EL 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 a **lot**, a **club** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 180 of former City of Toronto By-law 438-86.

(46) Exception EL 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(47) Exception EL 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) Section 12(1) 287 of former City of Toronto By-law 438-86.

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(48) Exception EL 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) Section 12(1) 287 of former City of Toronto By-law 438-86.

(B) Section 12(1) 232 of former City of Toronto By-law 438-86.

(C) Section 12(1) 394 of former City of Toronto By-law 438-86.

(49) Exception EL 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) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(50) Exception EL 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle repair shop** is a permitted use in the area bounded by Dupont Street, Davenport Road, the Canadian Pacific Railway line and Bathurst Street.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(51) Exception EL 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle repair shop** is a permitted use in the area bounded by Dupont Street, Davenport Road, the Canadian Pacific Railway line and Bathurst Street.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(52) Exception EL 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, food manufacturing involving a bakery or candy, **building** supply yard, electronic equipment, appliance & component, **open storage**, **public parking**, **passenger terminal**, clothing manufacturing, wood products manufacturing are permitted uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(53) Exception EL 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, food manufacturing involving a bakery or candy, **building** supply yard, electronic equipment, appliance & component, **open storage**, **public parking**, **passenger terminal**, clothing manufacturing, wood products manufacturing are permitted uses.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 321 of former City of Toronto By-law 438-86.

(54) Exception EL 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) Section 12(1) 287 of former City of Toronto By-law 438-86.

(55) Exception EL 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) Section 12(1) 287 of former City of Toronto By-law 438-86.

(56) Exception EL 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, **buildings** or **structures** involving only uses permitted in the E or EH zones may have a maximum **gross floor area** of 7.0 times the area of the **lot**; and

(B) **Ancillary buildings** or **structures** associated with uses permitted in the E or EH zones may extend above the height limit established for the **lot**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(57) Exception EL 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 76 and 78 Stafford Street in 1979, a **manufacturing use** that is a photographic plant is a permitted use. [TO: 438-86; 12 (1) 70]

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.

(58) Exception EL 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) 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.

(59) Exception EL 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle repair shop** is a permitted use.

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.

(60) Exception EL 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(61) Exception EL 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(62) Exception EL 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle repair shop** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(63) Exception EL 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(64) Exception EL 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:

(D) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(E) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 350 of former City of Toronto By-law 438-86.

(65) Exception EL 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 a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 350 of former City of Toronto By-law 438-86.

(A) Section 12(2) 328 of former City of Toronto By-law 438-86.

(66) Exception EL 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a food manufacturing, clothing manufacturing, wood product manufacturing, and packaging of any goods is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 2 of former City of Toronto By-law 438-86.

(B) Section 12(2) 275 of former City of Toronto By-law 438-86.

(67) Exception EL 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a food manufacturing, clothing manufacturing, wood product manufacturing, and packaging of any goods is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12 2) 275 of former City of Toronto By-law 438-86.

(68) Exception EL 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(69) Exception EL 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) On a **lot**, a **vehicle fuel station**, **vehicle service shop**, **vehicle repair shop**, **public parking**, **vehicle washing establishment**, or builder's supply yards is a permitted use; and

(B) A **financial institution**, brew-on **premises**, caterer's shop, dry cleaning establishment, **personal service shop**, **eating establishment**, **take-out eating establishment**, **service shop**, or **ancillary** showroom is a permitted use if it is located on the **first floor** of the **building**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 328 of former City of Toronto By-law 438-86.

(70) Exception EL 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) On a **lot**, parking is permitted for a **lot** located in another zone.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(71) Exception EL 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(72) Exception EL 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 394 of former City of Toronto By-law 438-86.

(73) Exception EL 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) Section 12(1) 394 of former City of Toronto By-law 438-86.

(B) Section 12(2) 341 of former City of Toronto By-law 438-86.

(74) Exception EL 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(75) Exception EL 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(76) Exception EL 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **shipping terminal** or **warehouse** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(77) Exception EL 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(78) Exception EL 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 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.

(79) Exception EL 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **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]

(B) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(C) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(80) Exception EL 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) **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:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(81) Exception EL 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) **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:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(82) Exception EL 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) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(83) Exception EL 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(84) Exception EL 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(85) Exception EL 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **public parking** as a principal use in a **building** or **structure** is not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(86) Exception EL 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 287 of former City of Toronto By-law 438-86.

(87) Exception EL 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 180 of former City of Toronto By-law 438-86.

(88) Exception EL 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 27 Leslie Street and 818 Eastern Avenue, Section 12(2) 181 of

former City of Toronto By-law 438-86.

(89) Exception EL 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) Section 12 (2) 245 of former City of Toronto By-law 438-86.

(90) Exception EL 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands bounded on the north by a line parallel to and distant 24.7 metres north of the north limit of Kipping Avenue, on the south by the north limit of Kipping Avenue, on the west by the east limit of Prescott Avenue and on the east by the west limit of the right-of-way of the Canadian National Railways, a library, **personal service shop** that is a tailoring shop, **custom workshop**, **laboratory**, clinic, **artist studio**, **service shop**, cold storage, printing establishment, **vehicle service shop**, bindery, paper product manufacturing, wood products manufacturing, plastic manufacturing, fabricated metal manufacturing, or **warehouse** are the only permitted uses.

(B) any permitted uses may not involve hammering, stamping, grinding, sawing, drilling or planning, or other operation by any means other than manual or electric motor;

(C) all heat processing is powered only by gas, oil or electricity;

(D) no gas or electricity is generated on the site; and

(E) fabrication from a plastic **manufacturing use** may only involve previously prepared material. [TO: 438-86; 12 (2) 25]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(92) Exception EL 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands known municipally as 383 Sorauren Avenue Section 12(1) 269 of former City of Toronto By-law 438-86.

(B) On 363 SORAUREN AVE, City of Toronto by-law 143-05;

(C) On 347 SORAUREN AVE, former City of Toronto by-law 97-0503.

(94) Exception EL 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 8 GEARY AVE, former City of Toronto by-law 188-83;

(B) On 4 GEARY AVE, former City of Toronto by-law 454-88.

(95) Exception EL 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 30 GEARY AVE, former City of Toronto by-law 189-83.

(96) Exception EL 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 109 - 111 CHANDOS AVE, City of Toronto by-law 782-00.

(97) Exception EL 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 23 - 29 STAFFORD ST, City of Toronto by-law 1167-09.

(100) Exception EL 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 29 FLORENCE ST, the odd numbered addresses of 29R - 51 FLORENCE ST, City of Toronto by-law 886-06;

(B) On 77 FLORENCE ST, former City of Toronto by-law 97-0530.

(101) Exception EL 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 44 - 50 HOOK AVE, 50R HOOK AVE, the even numbered addresses of 52 - 98 HOOK AVE, 601 INDIAN GRV, former City of Toronto by-law 96-0227.

(102) Exception EL 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) On a **lot**, a **vehicle washing establishment** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(103) Exception EL 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, a **vehicle fuel station** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(104) Exception EL 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) On a **lot**, a **vehicle service shop** is a permitted use, provided:

(i) the use occurs within a wholly enclosed **building**; and

(ii) 25 **parking spaces** are provided on the **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(105) Exception EL 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 a **lot**, a **vehicle repair shop** is a permitted use in the area bounded by Dupont Street, Davenport Road, the Canadian Pacific Railway line and Bathurst Street.

(B) On a **lot**, a fruit and vegetable preserving and speciality food **manufacturing use**, a cereal food product **manufacturing use**, a food **warehouse** and a packaging plant are permitted uses.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(106) Exception EL 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On a **lot**, food manufacturing involving a bakery or candy, **building** supply yard, electronic equipment, appliance & component, **open storage**, **public parking**, **passenger terminal**, clothing manufacturing, wood products manufacturing are permitted uses.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(107) Exception EL 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(108) Exception EL 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(109) Exception EL 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) **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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(110) Exception EL 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(111) Exception EL 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, a public or separate school, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(112) Exception EL 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(114) Exception EL 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1234 Dupont Street in 1980, a **vehicle service shop** is a permitted use. [TO: 438-86; 12 (1) 134 (ix)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(115) Exception EL 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 a **lot**, pharmaceutical and medicine manufacturing is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(116) Exception EL 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(1) 287 of former City of Toronto By-law 438-86.

(C) Section 12(1) 394 of former City of Toronto By-law 438-86.

(D) On 15 STAFFORD ST, former City of Toronto by-law 137-89.

(117) Exception EL 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) 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) On these lands, City of Toronto by-law 1167-09.

(118) Exception EL 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On a **lot**, the **open storage** of goods, materials and equipment by the Toronto Transit Commission, Toronto Hydro, Hydro One or a telephone or gas company utility is permitted.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 391 Davenport Road Section 12(1) 266 of former City of Toronto By-law 438-86.

(119) Exception EL 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 394 of former City of Toronto By-law 438-86.

(B) Section 12(2) 341 of former City of Toronto By-law 438-86.

(120) Exception EL 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) a **shipping terminal** or **warehouse** is a permitted use.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(121) Exception EL 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 245 of former City of Toronto By-law 438-86.

(122) Exception EL 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1212 Dupont Street in 1980, a **vehicle washing establishment** is a permitted use. [TO: 438-86; 12 (1) 134 (i)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(123) Exception EL 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1286 Dupont Street in 1980, a **vehicle fuel station** is a permitted use. [TO: 438-86; 12 (1) 134 (ii)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(124) Exception EL 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 1292 Dupont Street in 1980, a **vehicle service shop** is a permitted use, if:

(i) the use operates within a wholly enclosed **building**; and

(ii) 25 **parking spaces** are provided on the **lot**. [TO: 438-86; 12 (1) 134 (iii)]

Prevailing By-laws and Prevailing Sections:

(None Apply)

(125) Exception EL 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On 201 Carlaw AVE and 66 Boston Avenue, City of Toronto by-law 705-2006.

(B) On 1272 DUPONT ST, City of Toronto by-law 216-80.

(126) Exception EL 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(1) 287 of former City of Toronto By-law 438-86.

(C) Section 12(1) 394 of former City of Toronto By-law 438-86.

(G) On 15 STAFFORD ST, former City of Toronto by-law 137-89.

(H) On 15 STAFFORD ST, former City of Toronto by-law 145-86.

(I) On 15 STAFFORD ST, City of Toronto by-law 936-04.

(127) Exception EL 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 391 Davenport Road in 1982, a **public utility** that is an electric power facility is a permitted use provided that the regulations in 60.5.40.10 are complied with. [TO: 438-86; 12 (1) 266]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 382 of former City of Toronto By-law 438-86.

(B) 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.

(128) Exception EL 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 394 of former City of Toronto By-law 438-86.

(B) Section 12(2) 341 of former City of Toronto By-law 438-86.

(C) Section 12(2) 340 of former City of Toronto By-law 438-86.

900.22 EH - Zone

900.22.1 General

(1) EH Zone Exceptions

The regulations located in Article 900.22.10 apply only to the exceptions subject to the EH zone and identified with the corresponding exception number.

900.22.10 Exceptions for EH Zone

(1) Exception EH 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **Building setbacks**, parking requirements, **landscaping** and **open storage** requirements do not apply.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2) Exception EH 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) **Building setbacks** and **open storage** requirements do not apply.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(3) Exception EH 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the **side lot line** abutting the unopened road allowance of Old Eglinton Avenue is 1.82 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(4) Exception EH 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) A minimum 3.35 metre wide **landscaping** strip running along the **lot line** abutting LePage Street is required; and

(B) The maximum height of a radio transmission tower will be 216.4 metres above sea level.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(5) Exception EH 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) Section 64.32(8), North York Zoning By-law 7625.

(6) Exception EH 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Storage and parking of motor **vehicles** awaiting repair will not be permitted in the **front yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(7) Exception EH 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 Section 60. 30. 20, A **club** is permitted;

(B) A minimum 2 metre wide **landscaping** strip is required along the **lot line** abutting Pemican Court excluding **driveways** to the **street**;

(C) The maximum **gross floor area** for a **club** use will not exceed 1,788 metres square;

(D) A minimum of 55 **parking spaces** is required;

(E) Parallel **parking spaces** will be permitted to be included in the minimum **parking space** requirement; and

(F) The minimum width of a **drive aisle** is 6 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(8) Exception EH 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the **front lot line** is 4.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(9) Exception EH 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) Section 64.32(12), North York Zoning By-law 7625.

(10) Exception EH 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.30.20, **open storage** of scrap metal is only permitted in metal bins located along the rear wall of the **building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(13) Exception EH 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.30.20, **open storage** is permitted within the minimum **building setbacks** from the side and **rear lot lines**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(14) Exception EH 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(16), North York Zoning By-law 7625.

(15) Exception EH 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) Section 64.32(17), North York Zoning By-law 7625.

(16) Exception EH 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Section 60.30.20, **open storage** is permitted within the minimum **building setback** from the **rear lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(17) Exception EH 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A 2.4 metre high decorative masonry wall running from the north-west wall of the **building** to the north-west **side lot line** at a distance of 18.28 metres from the **front lot line** is required for a **salvage yard**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(18) Exception EH 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) Despite Section 60.30.20 permitting a **salvage yard**, a **vehicle** wrecking yard is not permitted;

(B) The number of **parking spaces** located in the **front yard** can not exceed 13 spaces;

(C) The area of the **front yard** will be **landscaped** except for the 13 **parking spaces** and **driveways** leading directly from the **street**;

(D) The area of the **lot** used for **open storage** and operations relating to a **salvage yard** will be enclosed by an opaque fence not less than 1.8 metres in height, except for the fence along the easterly **lot line**;

(E) a 4.27 metre high steel clad fence will be provided along the full length of the **lot line** abutting Weston Road; and

(F) No **open storage** or operations are permitted closer than:

(i) 9.0 metres from a **lot line** abutting Weston Road; and

(ii) 30.0 metres from a **lot line** abutting Fenmar Drive.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(19) Exception EH 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.32(22), North York Zoning By-law 7625.

(21) Exception EH 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) All outdoor storage and operations will be located in the rear of the **building**; and

(B) Fencing will not exceed 3.7 metres in height.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(22) Exception EH 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, medical and dentist offices, **open storage** of salvage materials in containers and the repair and maintenance of equipment are permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(23) Exception EH 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) In addition to the uses permitted in Section 60. 30. 20, the melting of ore and metals in a non-noxious manner is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(24) Exception EH 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) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(25) Exception EH 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) **Open storage** will be restricted to the **rear yard**; and

(B) The maximum height will be restricted to the height of the **principal building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(26) Exception EH 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum 15 metre wide strip of land along the length of the **lot line** abutting McNicoll Avenue will be used for **landscaping** and two **driveways** for **vehicle** access; and

(B) **Driveways** for **vehicle** access will not exceed 9.5 metres in width.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(27) Exception EH 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**; and

(B) Parking is not permitted within the front **building setback**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(28) Exception EH 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the **lot line** abutting Malley Road is 0.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(29) Exception EH 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(30) Exception EH 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The **basements** of all **buildings** will be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(31) Exception EH 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of the East Highland Creek is 30.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(32) Exception EH 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from the centre line of the East Highland Creek is 22.5 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(33) Exception EH 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) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**;

(B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court will be used for **landscaping** and **vehicle** access; and

(C) A minimum 15 metre wide strip of land running along the **lot line** abutting Melham Drive will be used for **landscaping** and **vehicle** access.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(34) Exception EH 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**;

(B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court will be used for **landscaping** and **vehicle** access.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(38) Exception EH 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that the loading facility:

(i) is setback a minimum of 18 metres from the **street lot line**.

(B) Is not located adjacent to a **lot line** abutting Warden Avenue, Ellesmere Road or Birchmount Road.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(40) Exception EH 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, chemical manufacturing, processing and warehousing uses carried on in connection with, or related to, chemical and pharmaceutical manufacturing, processing or warehousing is permitted;

(B) Despite what is required in Section 60.30.90, loading facilities are permitted in the **front yard** provided that they are setback a minimum of 18 metres from the **street lot line**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(41) Exception EH 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60. 30. 20, a real estate office is also permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(42) Exception EH42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(350), former City of York Zoning By-law 1-83.

(43) Exception EH 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum permitted **building** height including all platforms and piping is 46 metres; and

(B) The minimum required **building setback** from a **lot line** is 8 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(44) Exception EH 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 a **lot**, no **gross floor area** maximums apply for any permitted use, subject to complying with all other applicable provisions of this By-law.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 292 of former City of Toronto By-law 438-86.

900.24 EO - Zone

900.24.1 General

(1) EO Zone Exceptions

The regulations located in Article 900.24.10 apply only to the exceptions subject to the EO zone and identified with the corresponding exception number.

900.24.10 Exceptions for EO Zone

(2) Exception EO 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) In addition to the uses permitted in Section 60.40.20, a **vehicle dealership** is permitted; and

(B) The minimum frontage for a **lot** used for a **vehicle dealership** will be 22 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(6) Exception EO 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.40.20, a funeral establishment is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(7) Exception EO 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) Any **building** or **structure** erected within 79.2 metres of the centre line of York Mills Road must be constructed in such a manner that:

(i) the **building** or **structure** fronts on York Mills Road; and

(ii) the **building** or **structure** have loading facilities located so that they are not visible from York Mills Road along any sight line that is perpendicular to York Mills Road.

(B) the minimum **building setback** from a **lot line** that abuts York Mills Road is 33.5 metres, measured from the centreline of the original road allowance of York Mills Road;

(C) the minimum **building setback** from the westerly **lot line** is 15 metres;

(D) the minimum **building setback** from an Open Space zone is 1.5 metres; and

(E) all parts of an underground **structure** must be set back from a **lot line** a distance equal to the depth of the **structure** below grade.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(8) Exception EO 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.34(5), former City of North York Zoning By-law 7625.

(11) Exception EO 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.34(9) of North York Zoning By-law 7625.

(12) Exception EO 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.40.20, a **vehicle dealership** with **ancillary vehicle repair shop** is permitted; and

(B) The minimum frontage for a **lot** used for a **vehicle dealership** will be 22 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(13) Exception EO 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) A minimum of 66 **parking spaces** are required and 10 of the spaces must be located within nine metres of the **front lot line**; and

(B) One **loading space** is required.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(14) Exception EO 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.40.20, a **vehicle washing establishment** is permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(21) Exception EO 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Section 60.40.20, a funeral establishment is permitted; and

(B) The floor space index for a **funeral home** will not exceed 0.5.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(22) Exception EO 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former Town of Leaside by-law 2-94.

(23) Exception EO 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) Former City of Etobicoke By-law 2351; and

(B) former City of Etobicoke By-law 87-2003.

(24) Exception EO 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 277-2003.

(25) Exception EO 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 1979-111;

(B) former City of Etobicoke By-law 1979-143; and

(C) former city of Etobicoke By-law 1979-196.

(26) Exception EO 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60.40.20, **amusement arcade** use is permitted provided:

(i) the maximum **gross floor area** for **amusement arcade** use must not exceed 72.0 square metres;

(ii) it must be located on the **first floor**; and

(iii) it must only be accessible from the interior of the **building**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(27) Exception EO 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 60.40.20, only the following uses are permitted:

(i) Office use;

(ii) **eating establishment**, **financial institution**, **personal service shop**, and **retail store**, provided they comply with Clause 60.40.20.100 and Chapter 150;

(B) 5.5 **parking spaces** must be provided for each 93.0 square metres of **gross floor area** used for medical or dental offices;

(C) the maximum height of a the **building** must not exceed 2 **storeys**, excluding mechanical equipment;

(D) the maximum floor space index must not exceed 0.5, excluding elevated parking **structures**;

(E) a minimum of 20% of the total **lot area** must be used for **soft landscaping** only;

(F) the maximum height for an elevated parking **structure** must not exceed 2 **storeys**;

(G) the minimum **building setback** from a **lot line** abutting a **street** is 7.5 metres;

(H) the minimum **building setback** from a **side lot line** or **rear lot line** is 3.0 metres; and

(I) the minimum setback from a **lot line** for a **parking space** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(28) Exception EO 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Despite Article 60.40.20, only the following uses are permitted:

(i) Office use;

(ii) **eating establishment**, **financial institution**, **personal service shop**, and **retail store**, provided they comply with Clause 60.40.20.100 and Chapter 150;

(B) 5.5 **parking spaces** must be provided for each 93.0 square metres of **gross floor area** used for medical or dental offices;

(C) the maximum height of a **building**, excluding mechanical equipment must not exceed either:

(i) 2.0 **storeys**, with a maximum floor space index of 0.5 and a minimum 20% of the **lot area** must only be used for **soft landscaping**; or

(ii) 5.0 **storeys**, with a maximum floor space index of 1.0 and a minimum 30% of the **lot area** must only be used for **soft landscaping**;

(D) the maximum height for an elevated parking **structure** must not exceed 2 **storeys**;

(E) the minimum **building setback** from a **lot line** abutting a **street** is 7.5 metres;

(F) the minimum **building setback** from a **side lot line** is 3.0 metres;

(G) the minimum **building setback** from a **lot line** abutting Mimico Creek is 30.0 metres

(H) the minimum setback from a **lot line** for a **parking space** is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

(None apply)

(29) Exception EO 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) Despite Article 60.40.20, only the following uses are permitted: **hotel**, office and uses **ancillary** to these uses, provide they comply with Clause 60.40.20.100 and Chapter 150 of this By-law;

(B) the minimum **building setback** from a **lot line** abutting an Open Space Zone category is 15.0 metres;

(C) the minimum **building setback** from a **lot line** abutting a **street** is 7.5 metres;

(D) the minimum **building setback** from a **side lot line** is 7.5 metres;

(E) the minimum setback for an underground **structure** from a **lot line** abutting a **street** or a **side lot line** is 2.5 metres;

(F) the minimum setback for an underground **structure** from a **lot line** abutting an Open Space Zone category is 9.0 metres; and

(G) a minimum 3.0 metre wide **soft landscaping** strip of land is required along all **lot lines** abutting a **street** and a minimum 15.0% of the total **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(None apply)

(30) Exception EO 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) Despite Article 60.40.20, only office use is permitted;

(B) the minimum **building setback** from a **lot line** abutting Farnboro Road is 7.6 metres;

(C) the minimum **building setback** from a **lot line** abutting Attwell Drive is 24.0 metres;

(D) the minimum **building setback** from a **lot line** abutting Carlson Court is 7.6 metres;

(E) the minimum **building setback** from a **lot line** abutting Highway 27 is 24.0 metres;

(F) a minimum of 15.0% of the total **lot area** must be used for **soft landscaping** only;

(G) a minimum 4.6 metre wide **soft landscaping** strip of land is required along all **lot lines** abutting Farnboro Road, Attwell Drive and Carlson Court and a parking area, excluding walkways and **driveways**; and

(H) a minimum 6.0 metre wide **soft landscaping** strip of land is required along the **lot lines** abutting Highway 27 and a parking area, excluding walkways and **driveways**.

Prevailing By-laws and Prevailing Sections:

(None apply)

900.30 I - Zone

900.30.1 General

(1) I Zone Exceptions

The regulations located in Article 900.30.10 apply only to the exceptions subject to the I zone and identified with the corresponding exception number.

900.30.10 Exceptions for I Zone

(1) Exception I 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height shall not exceed the lesser of 4 **storeys** or 15 metres;

(B) the number of beds in a **nursing home** shall not exceed 100;

(C) a minimum of 45 % of the **lot** shall be used only for **soft landscaping**;

(D) the minimum setback from the southerly **lot line** for all **buildings** and **structures** is 8.0 metres; and

(E) a **driveway** or an area used for the parking or storage of a **vehicle**, shall be a minimum of 0.5 metres from the southerly **lot line**.

Prevailing By-laws and Prevailing Sections:

(A) On 52 Neilson Drive, former City of Etobicoke by-laws 1984-131 prevails.

(2) Exception I 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:

On the lands subject to Exception I-2 the permitted uses shall be limited to either a **Nursing Home** or a **Retirement Home** that shall comply with the following:

(A) it shall contain more than 100 beds;

(B) the maximum **building** height shall be the lesser of 3 **storeys** or 13 metres;

(C) the minimum number of **parking spaces** require shall be equal to 1 **parking space** for each 4 beds;

(D) the minimum required **building setbacks** shall be those that existed on the date of enactment of this By-law; and

(E) the minimum area of **landscaping** required shall be that which existed on the date of enactment of this By-law.

(3) Exception I 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) the total number of beds shall not exceed 256;

(B) the minimum **building setback** from the **rear lot line** is 12.0 metres;

(C) the maximum **building** height shall be the lesser of:

(i) along Albion Road:

(a) 3 **storeys**; or

(b) 11.5 metres; and

(ii) along the rear of the **building** or **structure**:

(a) 4 **storeys**; or

(b) 14.5 metres; and

(D) the floor space index on the **lot** shall not exceed 0.89;

(E) the maximum **lot coverage** shall not exceed 22.5%;

(F) a minimum of 50% of the **lot** shall be use for not other purpose than **landscaping** and a minimum of 85% of that **landscaped** area shall be used for only **soft landscaping**;

(G) the width of a **driveway** between Albion Road and the rear of the main **building** shall not be less than 24 feet in width.

(4) Exception I 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:

(A) the floor space index shall not exceed 1.2;

(B) the **lot coverage** shall not exceed 37%;.

(C) a minimum of 35% of the **lot** shall be use for not other purpose than **landscaping** and a minimum of 75% of that **landscaped** area shall be used for only **soft landscaping**;

(D) the maximum **building** height shall be the lesser of:

(i) 4 **storeys**; and

(ii) 15 metres

(E) for the development existing on the site on the date of the enactment of this By-law, a minimum of 71 **parking spaces** are requires. Any addition or expansion shall comply with the parking requirements of this By-law;

(F) the minimum **rear yard setback** shall be 3.0metres

(G) the following uses area permitted provided the are located on the ground floor:

(i) office, medical office, **laboratory**; and

(ii) provided these are also less than 150m2 in net floor area, a **financial institution**, **eating establishment**, and **personal service shop**.

(H) a below grade parking **structure** shall comply with the following setback requirements:

(i) 5.64 metres from Humber college Boulevard;

(ii) 7.62 metres from Westmore Drive;

(iii) 7.62 metres from the **rear lot line**

(iv) 35.0 metres from the easterly side **lot** line

(5) Exception I 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:

(A) the maximum **lot coverage** is 15%;

(B) the minimum setback from a **lot line** that abut a **street** is 3.0 metres.

(6) Exception I 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) a **main wall** containing a **vehicle** entrance into the **building** shall be setback a minimum of 5.7 metres from a **lot line**;

(C) the maximum **interior floor area** used for a senior's daycare is 215 square metres;

(D) the maximum **interior floor area** used for an auditorium is 280 square metres;

(E) the maximum height of a **building** or **structure** is 27 metres;

(F) the maximum **lot coverage** is 47%; and

(G) the minimum number of **parking space** required is 103;

(H) **amenity space** shall be provided inside a **building** at a rate of 1.5 square metres for each **dwelling unit**; and

(I) underground parking **structures** may be located in a required yard setback.

(7) Exception I 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) minimum setback from a **lot line** that abuts a **street** is:

(i) 36 metres, where the **lot line** abuts Eglinton Avenue, measured from the original centreline of the **street**;

(ii) 12.0 metres in all other cases;

(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 maximum **lot coverage** is 18%; and

(D) **amenity space** shall be provided inside a **building** at a minimum rate of 9.0 square metres for each **dwelling unit**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 14, of Scarborough By-law 10010

(8) Exception I 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 18.5 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 50%;

(D) the maximum height of a **building** or **structure** is the lesser of 4 **storeys** and 14.0 metres;

(E) the **gross floor area** used for a **place of worship** shall not be more than 20% of the **lot area**;

(H) **amenity space** shall be provided inside the senior citizen **apartment building** at a minimum rate of 1.4 square metres for each **dwelling unit**;

(I) for the senior citizen **apartment building**, **parking spaces** shall be provided at a minimum rate of 0.5 for each **dwelling unit**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 57, of Scarborough By-law 9511.

(9) Exception I 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections; and

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres in all other cases;

(B) the maximum floor space index is 2.4;

(C) the maximum **lot coverage** is 18%;

(D) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 35 and 37, of Scarborough By-law 9510.

(10) Exception I 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 36.0 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 33 and 34, of Scarborough By-law 9510

(11) Exception I 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and

(C) the maximum **lot coverage** is 50%; and

(D) the only use permitted is a fraternal organization and its required **parking spaces**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(12) Exception I 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 setback from a **lot line** is:

(i) 13.5 metres from the northerly **lot line**;

(ii) 6.0 metres from the easterly **lot line**; and

(B) the minimum setback from a **lot line** that abuts a **street** is:

(i) 20.5 metres, where the **lot line** abuts Danforth Avenue, measured from the centreline of Danforth Avenue;

(ii) 6.0 metres, where the **lot line** abuts Leyton Avenue; and

(iii) 4.5 metres, where the **lot line** abuts Robinson Avenue; and

(C) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to the vertical distance from the surface of the lowest floor used for parking to the elevation of finished grade at the **front lot line**;

(D) a minimum of 40% of the area of the **lot** shall used for **soft landscaping**;

(E) **parking spaces** shall be provided at a minimum rate of 0.2 for each **dwelling unit**;

(13) Exception I 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 height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 30 metres measured from the centre line of the original road allowance of

Lawrence Avenue, Ellesmere Road and Kennedy Road;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(14) Exception I 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 setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) **parking space** shall be provided at the minimum rate of 1 for each 4 beds;

(C) the **gross floor area** of all floors above grade, in all **buildings**, shall not be more than the area of the **lot**.

(15) Exception I 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:

(A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;

(B) the maximum accommodation in the **residential care home** is 30 persons, exclusive of staff.

(C) **parking spaces** shall be provided at a minimum rate of:

(i) 1.9 for each 100 square metres of medical office; and

(ii) 0.5 for each 100 square metres of a **residential care home**.

(16) Exception I 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.

(B) **parking spaces** shall be provided at a minimum rate of 0.5 for each 100 **gross floor area**;

(C) required **parking space** may be located on the abutting **lot** to the south.

(17) Exception I 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) the minimum setback from a **lot line** that abuts Morningside Avenue or Ellesmere Road is 36.0 metres, measured from the original centreline of the **street**.

(18) Exception I 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 minimum setback from the southerly **side lot line** is 5.4 metres;

(B) **parking spaces** shall be provided at a minimum rate of:

(i) 0.6 for each seniors **dwelling unit**; and

(ii) 1.3 for each residence for a doctor, nurse or student;

(iii) 2.05 for each 100 square metres of medical space.

(19) Exception I 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) the minimum setback from a **lot line** that abuts a **street** is 26.0 metres measured from the centreline of the **street**.

(20) Exception I 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) the minimum setback from a **front lot line** is 6.0 metres;

(B) the minimum setback from the westerly **lot line** is 2.5 metres;

(C) the minimum setback from a **side lot line** that abuts a **street** is 4.0 metres;

(D) the minimum setback from a **rear lot line** is 9.0 metres;

(E) the maximum height is:

(i) 9.0 metres on any portion of the **lot** located within 19.0 metres of a **lot** in a RD zone; and

(ii) the lesser of 24 metres and 6 **storeys** on all other portions of the **lot**; and

(F) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(21) Exception I 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 minimum setback from a **front lot line** is 4.0 metres;

(B) the minimum setback from a **side lot line** that abuts a **street** is 6.0 metres;

(C) the minimum setback from a **rear lot line** is 11.0 metres;

(D) the minimum setback from the southerly **lot line** is 1.5 metres;

(E) the maximum height is the lesser of 4 **storeys** and 16.0 metres; and

(F) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(22) Exception I 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 setback from a **lot line** is:

(i) 1.5 metres from the northerly **lot line**;

(ii) 6.0 metres from the southerly **lot line**;

(iii) 4.0 metres from the **front lot line**; and

(B) The maximum **building depth** is 50.0 metres, measured from the required minimum **front yard setback**;

(C) the maximum height is the lesser of 4 **storeys** and 16.0 metres; and

(D) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(23) Exception I 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 **front lot line** is 6.0 metres;

(B) the minimum setback from a **lot line** that abuts a **lot** in a RD or RS zone is 8.0 metres;

(C) there shall be a maximum of 75 **nursing home** beds and senior's **dwelling units** or dwelling rooms;

(D) the maximum height is the lesser of 3 **storeys** and 15.0 metres;

(E) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room; and

(F) a minimum of 4 required **parking spaces** shall be surface parking.

(24) Exception I 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) the minimum setback from a **front lot line** is 4.5 metres;

(B) the minimum setback from a **side lot line** is 3.5 metres;

(C) the minimum setback from a **rear lot line** is 6.0 metres;

(D) the maximum height is the lesser of 3 **storeys** and 12.0 metres; and

(E) **parking spaces** shall be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

(25) Exception I 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:

The lands subject to this exception shall comply with all the following:

(A) despite article 80.10.20 the only use permitted in a **nursing home**;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, 1.5 metres;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) **parking spaces** shall be provided at the rate of 1 for each 3.3 beds in the **Nursing Home**

(D) a maximum number of **nursing home** beds permitted is 169;

(E) the maximum **building** height is the lesser of 12 **storeys** and 39.0 metres.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(28) Exception I 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 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 equal to one half the height of the **building**.

(29) Exception I 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a **front lot line** 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 between the **main walls** of two **buildings** on a **lot** is a distance equal to one half the total height of the two **buildings**;

(D) **amenity space** shall be provided in a **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;

(E) underground parking **structures** may be located in a required yard provided that they are setback from a **lot** the greater of:

(i) 3.0 metres; and

(ii) the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;

(F) the minimum **landscaping** area shall be equal to 45% of the **gross floor area** of all **storeys** located at or above grade;

(G) an **apartment building** for seniors is permitted if:

(i) the **building** has a maximum of 150 **dwelling units**;

(ii) the **building** has a maximum height that is the lower of 8 **storeys** and 27 metres; and

(iii) for the **building** there is a minimum of 40 **parking spaces** provided on the same **lot**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(30) Exception I 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) despite 80.10.20.10 and 80.10.20.20 the only uses permitted are a **Place of Worship** and a **Crisis Care Shelter** for Youth;

(B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(C) **parking spaces** for the shelter shall be provided at a minimum rate of:

(i) a minimum of 10 **parking spaces** for the first 20 beds; and

(ii) 2 additional **parking spaces** for each 5 beds over 20; and

(D) the **gross floor area** of the **place of worship** shall not be more than 13% of the **lot area**; and

(E) the **gross floor area** of the shelter shall not be more than 25% of the **lot area**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(31) Exception I 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a **front lot line** is 9.0 metres;

(B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(C) the only use permitted on the **lot** is a ambulance station;

(D) a strip of land running the entire length of the **side lot line** and having a minimum width of 3.0 metre must be used for **soft landscaping**; and

(E) the wing wall of the **building** may encroach a maximum of 3.0 metres into the required **side yard building setback**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(34) Exception I 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) the minimum setback from a **front lot line** is 9.0 metres;

(B) the maximum **lot coverage** is 40%;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(35) Exception I 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum setback from the east **lot line** is:

(i) 30.0 metres for **principal buildings** and **structures**; and

(ii) 10 metres for **ancillary buildings** used as **landscaping** feature

(B) a roof having a height greater than 20 metres shall be setback a minimum of 100 metres from the east property line and 39 metres from the west property line

(C) the portion of a parking **structure** that is wholly below grade shall be setback a minimum of

(i) 10 metres from the easterly **lot lines**

(ii) 30 metres from all other **lot lines**

(D) the maximum height of a **building** is 26 metres;

(E) a 10 metre wide strip of land along the entire length of the easterly **lot line** shall be used for only **landscaping**, walkways and bicycle path;

(F) a minimum of 50% of the **lot** not covered by permissible **buildings** and required **parking spaces** shall be used only for **landscaping** accessible to the public;

(G) a minimum of 156 **parking space** shall be provided on site parking for all uses except a school. All

other required parking shall be located not more than 350 metres from any **lot line** of the property.

(H) a minimum of 40 **parking spaces** shall be required on site for a school;

(I) a maximum of 375 square metres may be used for a **retail store**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 8, of Scarborough By-law 14402

(36) Exception I 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is the lesser of 14 **storeys** and 44.0 metres;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 16, of Scarborough By-law 14402

(37) Exception I 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 number of **dwelling units** is 400;

(B) the maximum **lot coverage** is 18%;

(C) the minimum setback from a **lot line** that abuts a **street** is:

(i) 36 metres where the **lot line** abuts Lawrence Avenue;

(ii) 12.0 metres from all other **streets**;

(D) **parking spaces** shall be provided at a minimum rate of 3 for each 20 **dwelling units**;

(E) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** 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 elevation of grade at the nearest **lot line**.

(F) a minimum of 60% of the **lot area** shall be used for **landscaping**;

(G) **amenity space** shall be provided at a minimum rate of 0.9 square metres for each **dwelling unit** or bed sitting room;

(H) the minimum setback from the easterly **lot line** shall be a distance equal to one half the height of the **building**;

(I) only a seniors **apartment building** is permitted.

(38) Exception I 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 minimum setback from a **lot line** is

(i) 9.0 metres from the **front lot line**; and

(ii) 1.0 metres from all other **lot lines**.

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(39) Exception I 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) the minimum setback from a **lot line** is:

(i) 36.0 metres where the **lot line** abuts Markham Road; and

(ii) 9.0 metres where it abuts East**park** Boulevard;

(B) the minimum setback from a **side lot line** and **rear lot line** is 7.5 metres;

(C) the minimum setback from a **lot line** that abuts a **lot** in an RD or RS zone is 12.0 metres;

(D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;

(E) the maximum **lot coverage** is 33%;

(F) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law.

(40) Exception I 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) The minimum setback from a **front lot line** is 3.0metres;

(B) indoor **amenity space** shall be provided at a minimum rate of 2.8 square metres for each **dwelling unit**;

(C) the minimum setback from a **rear lot line** is:

(i) 7.5 metres for a **structure** with a height the lesser of 1 **storey** and 5.5 metres;

(ii) 36 metres for all other **structures**;

(D) for a parking **structure** the following setbacks apply:

(i) minimum 9.14 metres from a **rear lot line**;

(ii) no required yard setback from the westerly **side lot line**

(E) the maximum number of **dwelling units** is 48;

(F) **parking spaces** shall be provided at a minimum rate of 0.25 for each **dwelling unit** or bed sitting room.

(41) Exception I 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum number of **dwelling units** is 104;

(B) The minimum setback from a **lot line** is 3.0 metres;

(C) the maximum height of a **principal building** is the lesser of 6 **storeys** and 20.5 metres;

(D) the minimum **building setback** from a top-of-bank line is 10.0 metres;

(E) **parking spaces** shall be provided at the minimum rate of :

(i) 1.0 for each **dwelling unit**; and

(ii) 0.1 for each **dwelling unit** and used only for visitor parking

(ii) 0.25 per **nursing home dwelling unit** or bed sitting room;

(F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(G) a **group home** and a **residential care home** are not permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(42) Exception I 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite article 80.10.20 the only use permitted is a **nursing home**;

(B) the maximum height of a **building** or **structure** is the lesser of 4 **storeys** or the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 36 metres measured from the centre line of the original road allowance of Kennedy Road;

(ii) from a **side lot line**, is 7.5 m or half the height of the **building** whichever is the greater. ;

(iii) 7.5 metres from a **rear lot line**;

(D) despite C(i) a canopy extending from the front **main wall** of the **building** may encroach a maximum of 4.5 metres into the required **front yard setback**;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(F) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor and the elevation of grade at the nearest **lot line**;

(G) a minimum of 56 automobile **parking spaces** must be provided;

(H) a minimum 30% of the **lot area** to be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(43) Exception I 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) despite 80.10.20 the only uses permitted are:

(i) **Place of Worship**;

(ii) **Retirement Home** or Day-Nursery; if they are in conjunction with a **Place of Worship** on the site; and

(iii) **dwelling unit** if it is in an **Apartment building**; and

(B) the maximum **gross floor area** of all **apartment buildings** and **retirement Homes** must not be more than 1.4 time the **lot area**;

(C) the maximum **gross floor area** of all **places of worship** and **day nurseries** must not be more than 0.5 times the **lot area**;

(D) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(E) **amenity space** shall be provided at the minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) **parking space** shall be provided at the minimum rate of :

(i) 1.25 per **dwelling unit**; and

(ii) 0.25 per seniors apartment **dwelling unit**

(G) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(H) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(44) Exception I 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) **parking spaces** shall be provided at the minimum rate of 3 for 100 square metres of **gross floor area**;

(B) The minimum setback from a **lot line** is:

(i) 3.0 metres from the westerly **lot line**;

(ii) 9.0 metres from the easterly **lot line**;

(iii) 6.0 metres from the southerly **lot line**; and

(iv) 6.0 metre where the **lot line** abuts Lawrence Avenue; and

(C) a minimum 6.0 metre wide strip of land along the entire length of the easterly **lot line** shall be used only for **landscaping** and a pedestrian and bicycle pathway;

(D) the maximum height of a **building** is 2 **storeys** and 15.0 metres;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and

(F) police station, fire hall and other essential municipal services are also permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(45) Exception I 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 minimum setback from a **lot line** that abuts McCowan Road is 36.0 metres, measured from the original centreline of the **street**;

(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 maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(46) Exception I 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is:

(i) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the road;

(ii) 9.0 metres in all other cases;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 18 of Scarborough By-law 10076.

(47) Exception I 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) the minimum setback from the **front lot line** is 6.0 metres;

(B) the minimum setback from the westerly **lot line** is 1.5 metres;

(C) the minimum setback from a **rear lot line** is 11.0 metres;

(D) the maximum **lot coverage** is 50%.

(E) **parking space** shall be provided at the rate of: 0.3 for each **dwelling unit** or bed sitting room;

(F) The maximum height of a **building** or **structure** is:

(i) 9.0 metres for any part of a **building** or **structure** located within 21.0 metres of a **lot line** that abuts a **lot** in a RD zone:

(ii) 24.0 metres and 6 **storeys** in all other cases;

(G) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law.

(49) Exception I 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) the minimum setback from a **lot line** that abuts a **street** is:

(i) 22.0 metres where the **lot line** abuts Victoria Park Avenue, Pharmacy Avenue or St.Clair Avenue; and

(ii) 6.0 metres in all other cases;

(B) the maximum **lot coverage** is 30%.

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law.

(50) Exception I 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:

(A) the minimum setback from a **lot line** that abuts a **street** is 4.0 metres;

(B) the minimum setback from the easterly **lot line** is 6.0 metres;

(C) the minimum setback from a **rear lot line** is 6.0 metres;

(D) the maximum **lot coverage** is 50%.

(E) **parking space** shall be provided at the rate of: 0.3 for each **dwelling unit** or bed sitting room;

(F) The maximum height of a **building** or **structure** is 12.0 metres and 3 **storeys**.

(52) Exception I 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) the minimum setback from a **lot line** that abuts Kingston Road is 36.0 metres, measured from the original centreline of the **street**;

(B) an entire **building** or **structure** is to be at least 76 metres from the top of the bluff.

(53) Exception I 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite permission to the contrary, the only use permitted is a senior citizen apartment;

(B) the minimum setback from a **lot line** that abuts a **street** is:

(i) 36.0 metres where the **lot line** abuts Kingston Road, measured from the centreline of the road;

(ii) 12.0 where the **lot line** abuts Brimley Road;

(C) the minimum setback from a **rear lot line** is a distance equal to one half the height of the **building**;

(D) the minimum setback from a **side lot line** is:

(i) 7.5 metres from the easterly **lot line**;

(ii) a distance equal to one half the height of the **building**, from a **side lot line** does not abut a **street**;

(E) the maximum **lot coverage** is 18%;

(F) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and

(G) indoor **amenity space** shall be provided at the rate of 0.9 square metres for each **dwelling unit**;

(H) a minimum of 60% of the area of the **lot** shall be **landscaped**;

(I) **parking space** shall be provided at a rate of:

(i) 0.2 for each **dwelling unit** and used for resident parking; plus

(ii) 0.05 for each **dwelling unit** and used only for visitor parking.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(54) Exception I 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) the minimum setback from a **front lot line** is 6.0 metres;

(B) an entire **building** or **structure** is to be at least 76 metres from the top of the bluff.

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(55) Exception I 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 6.0 metres;

(B) the maximum **lot coverage** is 40%;

(C) all lands not covered by **buildings** and required **parking spaces** shall be **landscaped**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 44, of Scarborough By-law 10327.

(56) Exception I 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Old Kingston Road is 25.9 metres, measured from the original centreline of the **street**;

(B) the maximum height of a **building** is the lesser of 4 **storeys** and 13.5 metres;

(C) the maximum setback from the westerly **lot line** is 4.5 metres;

(D)) the maximum setback from the most southerly **lot line** of **lot** 3, Plan M-1677 is 4.5 metres;

(E) the minimum setback from all other **side lot line** and **rear lot line** is 7.5 metres;

(F) a minimum of 30% of the **lot area** shall be **landscaped**;

(G) the maximum number of beds is 132, including 32 nursing beds.

(H) **parking spaces** shall be provided at a rate of 1 for each 4 beds;

(I) a minimum of :

(i) 6 **parking space** may be located in the **front yard**;

(ii) 55% of the required **parking spaces** may be located on a **lot** that is within 60.0 metres of this **lot**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 46, of Scarborough By-law 10327.

(57) Exception I 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Kingston Road is 30.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;

(C) a minimum of 30% of the **lot area** shall be **landscaped**;

(D) the maximum height of a **building** or **structure** is 2 **storeys** and 8.5 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 46, of Scarborough By-law 10327.

(59) Exception I 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum number of **dwelling units** is 25;

(B) the maximum height of a **building** or **structure** is14.5 m and 4 **storeys**;

(C) indoor **amenity space** shall be provided at a rate of 1.12 square metres for each **dwelling unit**;

(D) the maximum **lot coverage** is 33%;

(E) the maximum setback from side **lot line** is:

(i) 3.0 metres from the southerly **side lot line**;

(ii) 2.5 metres from the northerly **side lot line**;

(F) a balcony may encroach a maximum of 1.5 metres into a required **side yard**;

(G) indoor parking shall be provided at a rate of 1 for each **dwelling unit**;

(H) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(I) The only use permitted is a **Residential Care Home**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(60) Exception I 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts:

(i) Galloway Road, Morningside Avenue, Manse Road or Beechgrove Drive is 31.0 metres;

(ii) any other **street** is 9.0 metres;

(B) the minimum setback from **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) underground parking **structures** may be located in a required yard provided that they are setback from a **lot** the greater of:

(i) 3.0 metres; and

(ii) the distance between the elevation of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 50, of Scarborough By-law 10327

(61) Exception I 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abut Old Kingston Road; and

(ii) 9.0 metres in all other cases; and

(B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**.

(C) the minimum separation between the **main walls** of two **buildings** on the same is a distance equal to one half the combined total height of the two **buildings**;

(D) indoor **amenity space** shall be provided at the 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 minimum setback from a **lot line** that abuts a **lot** in a RD zone or RS zone is 7.5 metres;

(F) the maximum **gross floor area** shall not be greater than 1.75 times the area of the **lot**;

(G) the maximum **lot coverage** is 18%;

(H) **parking space** may be located in a yard that abuts a **street**; and

(I) **parking spaces** shall be provided at a rate of 3 for each 20 **dwelling units**; and

(J) the only use permitted is a **dwelling unit** in a senior citizens' **apartment building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(62) Exception I 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts:

(i) Lawrence Avenue is 36.0 metres;

(ii) Morningside Avenue is 31.0 metres;

(iii) any other **street** is 9.0 metres; and

(B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**.

(C) the minimum separation between the **main walls** of two **buildings** on the same is a distance equal to one half the combined total height of the two **buildings**;

(D) indoor **amenity space** shall be provided at the 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 **gross floor area** shall not be greater than 1.7 times the area of the **lot**;

(F) the maximum **lot coverage** is 18%;

(G) 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 lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(H) **parking spaces** shall be provided at a rate of 3 for each 20 **dwelling units**; and

(I) the only use permitted is a **dwelling unit** in a senior citizens' **apartment building**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(63) Exception I 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the **gross floor area** of all **building** shall not be more than 1.5 time the area of the **lot**;

(C) indoor **amenity space** shall be provided at the rate of 2.0 square metres for each **dwelling unit** or bed sitting room;

(D) the maximum number of nursing beds is 180;

(E) the maximum number of **dwelling unit** is:

(i) 130 if located in an **apartment building**;

(ii) 26 if located in a **townhouse building**;

(F) the maximum height of a **building** or **structure** is 5 **storeys** and 22.0 metres;

(G) **parking spaces** shall be provides at a minimum rate of :

(i) Minimum 0.25 for each nursing bed or bed sitting room;.

(ii) Minimum 1.4 for each **townhouse dwelling unit**, of which a minimum of 0.2 spaces per unit shall only be used as visitor **parking spaces**;

(iii) Maximum 0.5 for each Senior Citizens' apartment **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(64) Exception I 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abuts Old Kingston Road; and

(ii) 9.0 metres in all other cases; and

(B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to one half the height of

the **building**;

(C) the **gross floor area** of all **buildings** shall not be more than 50% of the area of the **lot**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exceptions 36 and 37, of Scarborough By-law 10327

(65) Exception I 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 school of nursing, a nurses residence, the Missionary Health Institute which may include a chapel, and Canadian Mothercraft Society which may including therein a **day nursery**, are permitted if:

(i) that the height of the School of Nursing is not greater than 2 one half stories plus s **basement**

(ii) that the height of the nurses residence is not greater than 4 one half **storeys** plus **basement**

(iii) that the height of the Missionary Health Institute **building** shall not exceed 2 **storeys** plus **basement**

(iv) that the height of the Canadian Mothercraft Society **Building** is not greater than 3 **storeys** plus **basement**

(v) that parking facilities for 145 motor **vehicles** must be provided.

(66) Exception I 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 the applicable prevailing by-law, being City of Toronto by-law 148-2004.

(67) Exception I 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) despite regulations to the contrary, the only use permitted on the lands covered by this exception is a detention facility operated by the Government of Canada or the Province of Ontario.

(68) Exception I 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) Despite regulations to the contrary:

(i) only a fire hall, police station or ambulance depot is permitted;

(ii) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres; and

(iii) the minimum **building setback** from a **side lot line** is 3.0 metres.

(69) Exception I 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) despite regulations to the contrary the only uses permitted on theses lands is a Senior Citizens' Home and a Seniors' Day Care Centre;

(B) For the purposes of this Exception:

(i) Senior Citizens' Home shall mean any **premises** in which persons are cared for and lodged in **dwelling units** and where **ancillary** administrative, recreational, dining, personal care, religious, nursing, medical care and treatment facilities may be provided; and

(ii) For the purposes of this Exception, Seniors' Day Care Centre shall mean a facility for the provision of temporary care for Senior Citizens, for a continuous period not exceeding twenty-four hours. Services provided at the Centre may include preventive medicine, remedial and counselling services, and social, recreational and educational programs for Senior Citizens only;

and

(C) the maximum number of **dwelling units** is 133;

(D) the minimum **building setback** from a **lot line** is 3.0 metres;

(E) the maximum **interior floor area** to be used as a Seniors' Day Care Centre is 215 square metres;

(F) the maximum **interior floor area** used for an Auditorium is 280 square metres;

(G) the maximum **building** height is 27.0 metres;

(H) the maximum **lot coverage** is 27%;

(I) the minimum number of **parking spaces** to be provided is 103; and

(J) **parking spaces** and the associated **driveways** are permitted in the **street yard**.

(70) Exception I 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) Only a **Nursing Home** is permitted with a maximum of 199 beds;

(B) **parking space** are to be provided at a minimum rate of 3 for each 10 beds;

(C) required **parking space** are only to be located in a side or **rear yard**, except that **parking spaces** may be located in the **front yard** or a **side yard** that abuts a **street** on **Lots** 22 to 26 inclusive, of Registered Plan Number 5033;

(D) a minimum of 25% of the **lot area** is to be used for **landscaping**;

(E) except for permitted **parking spaces** and **drive aisles**, the **front yard** is to be used for no other purpose than **landscaping**; and

(F) a minimum of one elevator shall be provided in each **building** of more than one-**storey** in height.

(71) Exception I 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) the minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres.

(72) Exception I 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) only the following uses shall be permitted:

(i) a **Place of Worship**;

(ii) a **retirement home** consisting of a maximum of 190 self-contained **dwelling units** and in addition there shall be communal eating and recreation facilities; and

(iii) medical office, office, and convenience commercial uses, **ancillary** to the **retirement home**, if the total cumulative interior floor of all these uses is not more than 92.0 square metres; and

(B) the minimum setback from a **lot line** is :

(i) 25.0 metres from a **lot line** that abuts Danforth Road;

(ii) 30.0 metres from the westerly **lot line**; and

(iii) 12.0 metres in all other cases; and

(C) the maximum **lot coverage** is 20%;

(D) a minimum of 40 % of the area of the **lot** is to be used for no other purpose than **landscaping**;

(E) the minimum setback from a **lot line** for a below grade parking **structure** 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 **gross floor area** of all **buildings** is not more than 130% of the area of the **lot**;

(G) the maximum **building** height is the lesser of 8 **storeys** and 26.0 metres; and

(H) **Parking spaces** are to be provided in compliance with the following:

(i) for a **Place of Worship** use, at a minimum rate of 13.24 **parking spaces** for each 100 m2 of the following: **gross floor area** minus the **interior floor area** of accessory **basements** and rooms used exclusively for heating, cooling, ventilation and electrical; and

(ii) For **retirement home**, at a minimum rate of one **parking space** for each 5 **dwelling units**.

(73) Exception I 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 only uses permitted on the **lot** are:

(i) **Day Nursery**;

(ii) **Nursing Home**;

(iii) **Place of Worship**; and

(iv) **Retirement Home**; and

(B) the minimum **building setback** from a **lot line** is:

(i) 11.0 metres if the **lot line** abuts a **street**;

(ii) 7.5 metres from the **rear lot line**; and

(iii) 6.0 metres from the east **lot line**; and

(C) The maximum height of a **building** is 12.0 metres and 3 **storeys**;

(D) the maximum **lot coverage** is 50%; and

(E) **parking spaces** for the **nursing home** and **retirement home** are to be provided at a minimum rate of 0.3 for each bed sitting room and **dwelling unit**.

(74) Exception I 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only uses permitted on the **lot** are:

(i) **Day Nursery**;

(ii) **Nursing Home**;

(iii) **Hospital**; and

(iv) **Retirement Home**; and

(B) the intensity of use shall not exceed an F.S.I. of 1.8; and for the purpose of this exception:

(i) Floor Space Index (F.S.I.) means the ratio of the total floor area to the area of the **lot** and is defined as; "Total 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"; and

(C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to one half the height of the **building**;

(D) the minimum above ground separation between the **main walls** of two **buildings** is a distance equal to one half the total combined height of the two **buildings**;

(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) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 18.0 metres if the **lot line** abuts Sheppard Avenue; and

(ii) 12.0 metres if the **lot line** abuts Pharmacy Avenue; and

(G) **parking space** are to be provided at a minimum rate of 1 for each 7 **dwelling units** or **bed-sitting rooms**;

(H) the maximum **lot coverage** is 19.6%; and

(I) **Parking spaces** are permitted to be located in a yard that abuts Pharmacy Avenue

Prevailing By-laws and Prevailing Sections:

(None Apply)

(75) Exception I 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 only uses permitted on the **lot** are a **residential care home** and offices related to the delivery of community or public services;

(B) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) the minimum **building setback** from a **side lot line** is 5.0 metres;

(D) the maximum **lot coverage** is 35%; and

(E) **parking space** are to be provided at a minimum rate of:

(i) 2.25 spaces for each 100 m2 of **gross floor area** for office space related to the provision of community or public services; and

(ii) 1.0 spaces for each 100 m2 of **gross floor area** for **residential care home**.

(76) Exception I 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 **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 Finch Avenue; and

(ii) 26.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Brimley Road;

(B) the maximum **gross floor area** of all **buildings** may not be greater than 40% of the **lot area**;

(C) underground **structures** used for parking are to be setback from a **lot line** a distance equal to the distance between the elevation of the finished surface of the lowest floor of the **structure** and the elevation of the ground at the **front lot line**;

(D) all lands not used for **parking spaces** and **driveways** is to be **landscaped**; and

(E) the only uses permitted are Ambulance Depots, fire halls, Police Stations, Police Training Facilities, **Public Utilities** and **Public Works Yards**.

(77) Exception I 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 **building setback** from a **lot line** that abuts Finch Avenue is 36.0 metres, measured from the original centreline of the **street**;

(B) the minimum **building setback** from a side and **rear lot line** is 7.5 metres;

(C) a maximum of 8 **parking space** used only for visitor parking may be located in the **front yard**; and

(D) despite the uses permitted in article 80.10.20, the only uses permitted are Ambulance Depots, fire halls, Police Stations, Police Training Facilities, **Public Utilities** and **Public Works Yards**.

(84) Exception I 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 maximum **lot coverage** is 35%;

(B) The maximum **building** height is 10.0 metres;

(C) the minimum **building setback** from the **front lot line** is 3.0 metres; and

(D) **parking space** must be provided at a minimum rate of 3.0 for 100 square metres of **gross floor area**.

(85) Exception I 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) despite regulation to the contrary, only a **nursing home** is permitted;

(B) the minimum **building setback** from a **lot line** that abuts Ellesmere Road is 36.0 metres, measured from the original centreline of the **street**;

(C) the minimum **building setback** from a **side lot line** and a **rear lot line** is the greater of 7.5 metres

and one half the height of the **building**;

(D) a minimum of 30% of the **lot area** must be used for no other purpose than **landscaping**;

(E) the maximum **building** height is the lesser of 8 **storeys** and 26 metres;

(F) **parking space** are to be provided at a minimum rate of 0.3 for each bed in the **nursing home**; and

(G) **parking space** may only be located in a **side yard** or **rear yard**.

(86) Exception I 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) in addition to the uses permitted in the zone, a senior's **apartment building**, **nursing homes**, living accommodation for Scarborough **hospital** personnel, and offices for medical practitioners are also permitted;

(B) the maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this By-law; and

(C) the maximum **gross floor area** is the **gross floor area** that existed on the date of the enactment of this By-law.

(87) Exception I 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) in addition to the uses permitted in the zone, a senior's **apartment building**, **nursing homes**, living accommodation for Scarborough **hospital** personnel, and offices for medical practitioners are also permitted;

(B) the maximum **gross floor area** is the **gross floor area** that existed on the date of the enactment of this By-law; and

(C) the maximum **lot coverage** is the **lot coverage** that existed on the date of the enactment of this By-law.

(88) Exception I 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) On the lands municipally known as 317 Dundas Street West, Section 12(2) 226 of former City of Toronto of By-law 438-86.

(C) On 20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, the even numbered addresses of 74 - 76 MC CAUL ST, and 80 MC CAUL ST, City of Toronto by-law 714-01.

(D) On 317 DUNDAS ST W, City of Toronto by-law 997-04; and

(E) a **post-secondary school** is also permitted.

(89) Exception I 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) the only uses permitted on the **lot** are a fire hall and ambulance station.

(90) Exception I 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 8, of Scarborough By-law 12077

(91) Exception I 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,

Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) despite regulations 80.10.20.10(1) and 80.10.20.20(1) the only uses permitted are a residential care facility and office related to the provision of community or public services;

(B) the minimum **building setback** from a **lot line** is:

(i) 3.0 metres from a lit line that abuts a **street**;

(ii) 5.0 metres from a **side lot line**; and

(B) the maximum **lot coverage** is 35%;

(C) **parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each 100 square metres of **gross floor area** use for the residential care facility; and

(ii) 2.25 for each 100 square metres of **gross floor area** use for office related to the provision of community or public services.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(92) Exception I 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) the maximum **Gross floor area** of all **buildings**, must not exceed 15% of the **lot area**; and

(C) the only use permitted is an ambulance station.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(93) Exception I 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the only use permitted is a Fire Hall;

(B) the minimum **building setback** is:

(i) 12.0 metres from the **front lot line**; and

(ii) 1/2 the height of the **building** from a **side lot line** and **rear lot line**; and

(C) the maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(94) Exception I 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from a **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**.

(B) 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**;

(C) A minimum of 20% of the required **parking space** are for visitor parking only

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 46, of Scarborough By-law 10327

900.31 IH - Zone

900.31.1 General

(1) (1) IH Zone Exceptions

The regulations located in Article 900.31.10 apply only to the exceptions subject to the IH zone and identified with the corresponding exception number.

900.31.10 Exceptions for IH Zone

(1) Exception IH 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 maximum floor space index shall not exceed the total **gross floor area** of all **buildings** existing on the **lot** on date of the enactment of this By-law, despite the floor space index permitted in regulation 80.20.40.40.(1).

(B) the maximum permitted height for each part of the **building** shall be equal to the height of that part of the **building** existing on the **lot** on the date of the enactment of this By-law;

(C) the maximum permitted **interior floor area** used for **Student Residence** shall be 1115 square metres;

(D) the minimum number of **parking spaces** required shall not be reduced to less than the number of **parking spaces** existing on the **lot** on the date of the enactment of this By-law;

(E) the minimum **front yard setback**, **side yard setbacks** and **rear yard setback** required shall be the **front yard setback**, **side yard setbacks** and **rear yard setback** existing on the **lot** on the date of the enactment of this By-law; and

(F) the maximum permitted **lot coverage** shall not exceed the area of the **lot** covered by all **buildings** existing on the **lot** on date of the enactment of this By-law.

(2) Exception IH 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 **nursing home** use is permitted provided:

(i) the maximum height of the **nursing home** shall be the lesser of 3 **storeys** and 12.0 metres;

(ii) the **nursing home** shall have a maximum of 160 **bed-sitting rooms**;

(iii) there shall be a minimum of 21 **parking spaces** provided for the **nursing home**; and

(B) A single medical office **building** is permitted provided:

(i) the maximum height of the medical office **building** shall be the lesser of 4 **storeys** and 16.0 metres; and

(ii) parking shall be provided at the minimum rate of 3.0 spaces for each 100m2 used as a **financial institution** or pharmacy and at a minimum rate of 5.5 **parking spaces** for each 100m2 used for all other offices uses in the **building**.

(C) on the date of the enactment of this By-law:

(i) The maximum **lot coverage** shall be equal to the area of the **lot** covered by all **building** and **structures**;

(ii) The maximum permitted **gross floor area** for all **buildings** on a **lot** shall not exceed the **gross floor area** of all **building** existing on the **lot**;

(iii) The minimum number of required **parking spaces** shall not be reduced to less than the number of **parking spaces** existing or required; and

(iv) the maximum height for any part of a **building** shall be equal to the existing height of that part of the **building**.

(3) Exception IH 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) the maximum **lot coverage** is equal to that which existed on the date of the enactment of this By-law;

(B) the maximum floor space index and **gross floor area** permitted is equal to that which existed on the date of the enactment of this By-law;

(C) the **parking spaces** existing on the date of the enactment of this By-law shall not be reduced;

(D) the height of each part of a **building** or **structure** existing on the date of the enactment of this By-law shall be the maximum height for that part of the **building**; and

(E) the distance that **buildings** and **structures** are setback from existing **lot lines** shall be the minimum required yard setbacks for those **buildings** and **structures**.

(4) Exception IH 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:

(A) On 55 & 57 Ameer Street, 3560 Bathurst Street, and 30-36 Baycrest Avenue, Section 64.44(2), of the former City of North York Zoning By-law 7625 prevails.

(5) Exception IH 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:

(A) in addition to the uses permitted in a IH zone, a banquet hall is also permitted in the area of **Building** Envelope 2, **Building** Envelope 4 and **Building** Envelope 5 as shown on Schedule IH-5, provided, if it is located within **Building** Envelope 2 the maximum **interior floor area** used for the banquet hall does not exceed 930 m2; and

(B) all **personal service shops** and **retail stores** shall:

(i) not exceed a combined maximum **interior floor area** of 4,000m2; and

(ii) only be located within the main **building** that also contains the **hospital**; and

(C) the **gross floor area** of all **building** shall not exceed 258,700m2; and the maximum **gross floor area** of all **buildings** and **structures** located within a **building** envelope shown on Schedule IH-5 shall not exceed the following:

Building Envelope 1…….18,500 m2;

Building Envelope 4…….2,250 m2;

Building Envelope 5…….2,630 m2;

(D) all **buildings** and **structures** and all **public parking lots** constructed, expanded or added to, after June 16, 1993, shall be located entirely within the **building** envelopes identified on Schedule IH-5 with the exception that:

(i) All **buildings**, **structures** and parking **lots** erected prior to June 16, 1993 shall be deemed to comply with the requirements of Exception IH-5; and

(ii) below grade **structures** shall be permitted within 3 metres of the western **lot line**; and

(D) all **buildings** and **structures** and all **public parking lots** shall be located entirely within the **building** envelopes identified on Schedule IH-5 with the exception that:

(i) **buildings**, **structures** and parking **lots** erected prior to June 16, 1993 shall be deemed to comply with the requirements of (D) above; and

(ii) below grade **structures** is permitted if it is at least 3.0 metres from the western **lot line**; and

(E) the maximum height of a **building** or **structure** shall be as follows:

Building Envelope 1…….158 metres above sea level

Building Envelope 2…….176 metres above sea level.

Building Envelope 3…….158 metres above sea level.

Building Envelope 4…….150 metres above sea level.

Building Envelope 5…….152 metres above sea level.

(F) **parking spaces** shall be provided at the following rate:

(i) a minimum of one **parking space** for each 28 m2 or portion thereof of **gross floor area** used as a Banquet Hall; and

(ii) The minimum **parking space** requirement for the lands covered by Exception HI-5 shall be the greater of:

(a) 2,824 **parking spaces**; or

(b) the minimum number of **parking spaces** required by this By-law for uses in an IH zone.

(6) Exception IH 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) the maximum **lot coverage** shall not exceed that which existed on the date of the enactment of this By-law;

(B) the maximum **gross floor area** shall not exceed that which existed on the date of the enactment of this By-law;;

(C) the maximum permitted height for each part of each **building** or **structure** shall not exceed that which existed for each part of each **building** or **structure** on the date of the enactment of this By-law;

(D) the minimum required **front yard**, **side yard** and **rear yard setback** for each **building** and **structure** shall not be less than that which existed for each part of each **building** on the date of the enactment of this By-law;

(7) Exception IH 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:

(A) the maximum **lot coverage** shall not exceed the lesser of

(i) 35%; or

(ii) that which existed on the date of the enactment of this By-law; and

(B) the maximum permitted height of a **building** or **structure** is 30.37metre.

(C) the minimum number of **parking spaces** required shall not be reduced to less than the number of **parking spaces** that existed on the date of the enactment of this By-law.

(8) Exception IH 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) the maximum **lot coverage** shall not exceed the lower of:

(i) 35%; or

(ii) that which existed on the date of the enactment of this By-law; and

(B) the maximum **gross floor area** shall not exceed that which existed on the date of the enactment of this By-law;

(C) the maximum permitted height for each part of each **building** or **structure** shall not exceed that which existed for each part of each **building** or **structure** on the date of the enactment of this By-law;

(D) the minimum required **front yard**, **side yard** and **rear yard setback** for each **building** and **structure** shall not be less than that which existed for each part of each **building** on the date of the enactment of this By-law;

(E) the minimum number of **parking spaces** required shall not be reduced to less than the number of **parking spaces** that existed on the date of the enactment of this By-law.

(9) Exception IH 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) a parking **structure** shall:

(i) only be located within **Building** Envelopes C and D as shown on Map 900.31.10.0.(9);

(ii) provide a minimum yard setback as shown on Map 900.31.10.0.(9); and

(iii) have a maximum permitted height of the parking deck surface as shown on Map 900.31.10.0.(9);

(B) the principal building(s) shall:

(i) only be located within **Building** Envelopes A and B as shown on Map 900.31.10.0.(9);

(ii) provide a minimum yard setback as shown on Map 900.31.10.0.(9); and

(iii) have a maximum permitted height which is the lesser of the **building** height for each part of the **building** and the number of **storeys** for each part of the **building** as shown on Map 900.31.10.0.(9);

(C) despite (AB)(i), (B)(ii), (BC)(i),and (BC)(ii) above, an attendant shelter must comply with regulation 80.20.20.100.(6).

(D) the maximum permitted height of an **ancillary building** shall be 3.1 metres for flat-roof **buildings** and 3.7 metres for pitched-roof **buildings**;

(E) the parapet, railing and a roof top enclosure for a staircase located on a parking **structure**, may exceed the maximum permitted height of the parking deck surface as shown on Map 900.31.10.0.(9) by a maximum of 3.5 metres;

(F) the following lands shall be used for only **soft landscaping**

(i) minimum 13 metres wide strip of land, along the entire easterly **lot line** which abuts the rear of the **lots** fronting Dalbeattie Ave; and

(ii) minimum 3 metres wide strip of land ,along all other **lot lines**;

(G) the minimum number of required **parking spaces** shall be the greater of:

(i) 1 **parking space** per 47 square metres of **gross floor area** of the **hospital**; and

(ii) the number of **parking spaces** existing on the **lot** on the date of enactment of this By-law.

(10) Exception IH 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the ground floor area shall not exceed 40% of the **lot area**;

(B) the minimum **front yard setback** shall be 18 m where the **front lot line** front onto Birchmount Road; and

(C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**;

(D) the only use permitted is a **hospital**.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(11) Exception IH 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the **gross floor area** of all **buildings** shall not be more that 100% of the **lot area**;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 23 and 24, of Scarborough By-law 11883.

(12) Exception IH 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) in addition to the uses permitted in the zone, the following uses are also permitted:

(i) **Public School**;

(ii) **Private School**;

(iii) Recreational Use;

(iv) **Club**;

(v) **Place of Worship**; and

(vi) **Retirement Home**.

(13) Exception IH 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) these lands must comply with City of Toronto zoning by-law 124-2002.

(14) Exception IH 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 setback from a **lot line** is 0.3 metres for every 0.6 metres of **building** height above 9.14 metres;

(B) the maximum **lot coverage** is 35%; and

(C) the maximum height is 30.5 metres

(15) Exception IH 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:

(A) the minimum **building setback** from a **lot line** that abuts:

(i) Lawrence Avenue , is 36.0 metres, measured from the original centreline of the **street**; and

(ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**; and

(B) despite the conditions for conditional permitted uses in the zone, **nursing homes**, student accommodation, living accommodation for **hospital** personnel, and offices for medical practitioners are permitted without the need to be owned or operated on behalf of the **hospital**; and

(C) in addition to the uses permitted in the zone, a Senior's **Apartment building** is also permitted.

(16) Exception IH 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) On a **lot** in the area bounded by College Street, Queens Quay, John Street and Church Street, a **recreation use** and an **amusement arcade** is a permitted use that is not subject to the required parking rates set out in this By-law.

(B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and

(C) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(17) Exception IH 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) On a **lot**, the roof of the fifteen-**storey hospital** as it existed on May 1, 1979, may be used as an airport for the arrival and departure of helicopters and an airport identification symbol on and not projecting above the roof.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(18) Exception IH 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(19) Exception IH 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(20) Exception IH 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(21) Exception IH 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

(B) Section 12(2) 260 of former City of Toronto By-law 438-86.

(22) Exception IH 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) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and

(B) Section 12 (2) 256 of former City of Toronto By-law 438-86.

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(23) Exception IH 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) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and

(B) Section 12 (2) 256 of former City of Toronto By-law 438-86.

(C) On 610 UNIVERSITY AVE, former City of Toronto by-law 326-92.

(D) On these lands City of Toronto by-law 593-06.

900.32 IE - Zone

900.32.1 General

(1) IE Zone Exceptions

The regulations located in Article 900.32.10 apply only to the exceptions subject to the IE zone and identified with the corresponding exception number.

900.32.10 Exceptions for IE Zone

(1) Exception IE 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 Section:

(A) The maximum height of a **building** or **structure** located on lands regulated by Exception 1 (Ex 1), is:

(i) for lands located on the east side of Murray Ross Parkway right-of-way, between Shoreham Drive and Steeles Avenue West, 15 metres plus a height equal to the distance that the **building**, **structure** or part of the **building** of **structure** is located east of the easterly limit of Murray Ross Parkway;

(ii) in all other cases the lesser of 34 metres or nine **storeys**.

(B) The maximum **gross floor area** on a individual **lot** or parcel shall not exceed 250% of the area of the **lot** or parcel provided that:

(i) in area identified as Part-1;

(a) the maximum total aggregate **gross floor area** of all uses in area shall not exceed one hundred percent (100%) of the area of all Part-1 lands; and

(b) no **gross floor area** is used for Student Housing; and

(ii) in area identified as Part-2:

(a) the maximum total aggregate **gross floor area** used for student housing shall be 80% of the area of all Part-2 lands; and

(b) the maximum total aggregate **gross floor area** of all other uses in the area shall not exceed 170% of the area of all lands Part-2 lands; and

(iii) in area identified as Part-3:

(a) the maximum total aggregate **gross floor area** used for student housing shall be 100% of the area of all Part-3 lands; and

(b) the maximum total aggregate **gross floor area** of all other uses in the area shall not exceed 85% of the area of all lands Part-3 lands.

(C) The following minimum **building setbacks** apply:

(i) from a **lot line** abutting Keele Street is 9.0 metres; and

(ii) from a **lot line** abutting Steeles Avenue is 9.0 metres; and

(iii) from the centre line of Pond Road is13.5 metres; and

(iv) from the westerly limit of lands identified as Part-3 is 20.0 metres

(D) Despite the uses permitted in an IE zone (chapter XX), for the lands identified as Part-1, no **Student Residence** is permitted.

(2) Exception IE 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) no **building** shall be located less than 15.2 metres from any part of a **lot** located in a Residential Zone category or apartment zone category;

(B) the maximum **building** height shall be 11.0 metres;

(C) The minimum number of **parking space** required is:

(i) one **parking space** for every two full-time students of the University on this campus, and

(ii) one **parking space** for every two members of the Faculty of the University on this campus.

(D) the parking requirements contained in (C) shall apply to the all lands subject to Exception 2, despite any future division of the lands.

(3) Exception IE 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) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(B) Despite any further division of the lands, a maximum of 1,500 **parking spaces** may be collectively located on all lands covered by Exception 3.

(4) Exception IE 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:

(A) no **building** or **structure** shall be located less than 7.5 metres from a **lot line** that abuts a **street**.

(B) a **principal building** or **structure** shall not be located closer to a **side lot line** that does not abut a **street**, than the greater of :

(i) half the height of the **building**; or

(ii) 3.0 metres.

(C) a **principal building** or **structure** shall not be located closer to a **rear lot line** than the greater of :

(i) half the height of the **building**; or

(ii) 7.5 metres.

(D) The maximum **lot coverage** for all **ancillary buildings** and **structures** is 15%.

(E) an **ancillary building** or **structure** shall not be located closer to a rear or **side lot line** than the greater of:

(i) 1.5 metres; or

(ii) half the height of such **buildings** or **structures**; and

(F) a maximum of 20 coin operated **amusement devices** and one billiard table are permitted if located in the games room of Humber College North Campus.

(6) Exception IE 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) for a **building** or **structure** the minimum setback from any **lot line** shall not be less than a distance equal to half the height of the **building**.

(8) Exception IE 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) a maximum of 12 coin operated **amusement devices** and one billiard table are permitted if located in the games room of Humber College Lake Shore Campus; and

(B) former City of Etobicoke by-law 1988-11 as amended.

(9) Exception IE 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 a **lot**, the following uses are permitted: a **dwelling unit** is permitted in a **detached house**, **semi-detached house**, **townhouses**, **duplex**, **triplex**, **fourplex**, **apartment building**, and

(B) if the floor space index of the **building** does not exceed 2.0, then a **retirement home** is permitted.

(10) Exception IE 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 603 Davenport Road in 1983, a **vehicle fuel station** is a permitted use if all other regulations of this By-law are complied with. [TO: 438-86; 12(1) 262]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 359 of former City of Toronto By-law 438-86.

(12) Exception IE 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) These lands must comply with former Borough of East York by-law 91-1991.

900.33 IS - Zone

900.33.1 General

(1) IS Zone Exceptions

The regulations located in Article 900.33.10 apply only to the exceptions subject to the IS zone and identified with the corresponding exception number.

900.33.10 Exceptions for IS Zone

(1) Exception IS 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 setback from a **lot line** that abuts a **street** is:

(i) 27.0 metres where the **lot line** abuts Sheppard Avenue, Warden Avenue, Kennedy Road or Finch Avenue; and

(ii) 9.0 metres in all other cases; and

(B) the minimum setback from a **side lot line** is 3.0 metres; and

(C) the maximum **lot coverage** is 20%.

(2) Exception IS 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) the minimum setback from a **lot line** that abuts a **street** is:

(i) 36.0 metres where the **lot line** abuts Sheppard Avenue, Warden Avenue, Kennedy Road or Finch Avenue; and

(ii) 6.0 metres in all other cases.

(3) Exception IS 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) the minimum setback from a **front lot line** is:

(i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;

(ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard; and

(iii) 6.0 metres in all other cases;

(B) the minimum setback from a **side lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;

(ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;

(iii) 4.5 metres in all other cases;

(C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(4) Exception IS 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:

(A) the minimum setback from a **front lot line** is:

(i) 36.0 metres where the **lot line** abuts Warden Avenue;

(ii) 12.0 metres in all other cases;

(B) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is set back from a **lot line** a distance equal to the distance from the surface of the lowest floor used for parking to the finished grade;

(C) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building** ; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(5) Exception IS 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:

(A) the minimum setback from a **front lot line** is:

(i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;

(ii) 6.0 metres in all other cases;

(B) the minimum setback from a **side lot line** that abuts a **street** is:

(i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LaPeer Boulevard;

(ii) 4.5 metres in all other cases; and

(C) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building** ; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(6) Exception IS 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) the minimum setback from a **front lot line** is:

(i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;

(ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or

Wayside Avenue and;

(iii) 6.0 metres in all other cases;

(B) the minimum setback from a **side lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;

(ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;

(iii) 4.5 metres in all other cases; and

(C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building** ; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(8) Exception IS 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) the minimum setback from a **lot line** that abuts Pharmacy Avenue is 22 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 height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(9) Exception IS 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 height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line** 12.0 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(10) Exception IS 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) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) 12.0 metres from a **lot line** that abuts Ellesmere Road;

(ii) 9.0 metres from a **lot line** that abuts a **street** other than Ellesmere Road;

(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 equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(11) Exception IS 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) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 30 metres measured from the centre line of the original road allowance of Lawrence Avenue, Ellesmere Road and Kennedy Road;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(12) Exception IS 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 maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 25 metres measured from the original centreline of the **street**;

(ii) from a **side lot line**, a distance equal to one half the height of the **building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(13) Exception IS 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 height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, is 33.0 metres measured from the original centreline of the **street**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(16) Exception IS 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) 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 a distance equal to one half the height of the **building**;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(17) Exception IS 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) the minimum setback from a **lot line** that abuts Sheppard Avenue, Neilson Road, Tapscott Road or Washburn Way is 7.5 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 maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(18) Exception IS 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 minimum setback from a **front lot line** is 12.0 metres;

(B) the minimum setback from a **side lot line** or **rear lot line** is 12.0 metres;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(19) Exception IS 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) the minimum setback from a **lot line** that abuts at **street** is:

(i) 18.0 metres where it abuts Neilson Road;

(ii) 12.0 metres where it abuts Crow Trail; and

(iii) 9.0 metres in all other cases;

(B) the minimum setback from a **side lot line** or **rear lot line** is 12.0 metres;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(20) Exception IS 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) the minimum setback from a **lot line** is 12.0 metres;

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(21) Exception IS 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 minimum setback from a **lot line** is 12.0 metres;

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** 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 elevation of grade at the nearest **lot line**.

(22) Exception IS 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 setback from a **lot line** is:

(i) 12.0 metres where the **lot line** abuts Tapscott Road or Washburn Way; and

(ii) a distance equal to one half the height of the **building** from any other **lot line**;

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(23) Exception IS 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 abuts a **street** is 3.0 metres;

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(24) Exception IS 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(25) Exception IS 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 minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum setback from a **side lot line** or **rear lot line** is 12.0 metres;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(E) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** 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 elevation of grade at the nearest **lot line**.

(26) Exception IS 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 height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **lot line** that abuts a **street** is:

(a) 36 metres where the **lot line** abuts Ellesmere Road, Lawrence Avenue and Markham Road; and

(b) 9.0 metres from all other **streets**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(27) Exception IS 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 setback from the **front lot line** 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 maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(28) Exception IS 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 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** is 7.5 metres;

(C) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** 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 elevation of grade at the nearest **lot line**;

(D) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(29) Exception IS 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 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** is 7.5 metres;

(C) a 3.0 metre wide strip of land, used only for **soft landscaping** and site access, shall be located along the entire length of the **lot line** that abuts Bamburgh Circle;

(D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** 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 elevation of grade at the nearest **lot line**;

(E) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(30) Exception IS 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 **lot line** that abuts a **street** is 12.0 metres;

(B) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(31) Exception IS 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 **lot line** that abuts a **street** is 12.0 metres;

(B) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;

(C) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(32) Exception IS 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 minimum setback from a **lot line** that abuts:

(i) St.Clair Avenue, McCowan Road or Bellemy Road is 31.0 metres measured from the original centreline of the **street**; and

(ii) Kingston Road is 36.0 metres measured from the original centreline of the **street**;

(B) the **gross floor area** of all floors excluding **basements** shall not be more than 22% of the area of the **lot**;

(C) a minimum 3.0 metre wide strip of land used only for **landscaping** shall be required along the entire length of the part of a **lot line** that abuts a **lot** in a RD zone;

(D) the minimum setback from a **side lot line** and **rear lot line** is 7.5 metres;

(E) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(33) Exception IS 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) 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 **side lot line** is a distance equal to one half the height of the **building**.

(34) Exception IS 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) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(B) the minimum setback from **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**;

(C) the **gross floor area** of all **building** shall not be more than 40% of the area of the **lot**.

(40) Exception IS 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) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(B) the minimum setback from a **lot line** that does not abut a **street** is 7.5 metres.

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(41) Exception IS 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) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **lot line** that abuts a **street** is 3.0 metres,

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(42) Exception IS 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) the minimum setback from a **lot line** that does not abut a **street** is 12.0 metres.

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(43) Exception IS 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) 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;

(ii) 6.0 metres from any other **street** line;

(B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 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 combined total height of the two **buildings**;

(44) Exception IS 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 setback from a **lot line** that abuts a **street** is;

(i) 18.0 metres where the **lot line** abuts Finch Avenue or Brimley Road;

(ii) 12.0 metres where the **lot line** abuts Alexmuir Boulevard;

(iii) 7.5 m from any other **street** line;

(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**.

(45) Exception IS 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 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;

(ii) 6.0 metres where the **lot line** abuts Sandhurst Circle, Brimwood Boulevard and Brimley Road;

(B) the minimum setback from a **side lot line** that abuts a **street** is 4.5 metres;

(C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to 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 combined total height of the two **building**.

(46) Exception IS 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) the minimum setback from a **lot line** that abuts a **street** is;

(i) 18.0metres where the **lot line** abuts Finch Avenue or McCowan Road;

(ii) 12.0 metres from any other **street** line;

(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 between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half the combined total height of the two **building**.

(47) Exception IS 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) the minimum setback from a **lot line** that abuts a **street** is;

(i) 18.0metres where the **lot line** abuts Finch Avenue or McCowan Road;

(ii) 12.0 metres from any other **street** line;

(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 between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half the combined total height of the two **buildings**.

(48) Exception IS 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 minimum setback from a **lot line** that abuts Huntingwood Drive and Chartland Boulevard South is 7.5 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 between the **main walls** of two **buildings** on the same **lot** is a distance equal to one half the combined total height of the two **buildings**.

(49) Exception IS 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) the minimum **building setback** from a **lot line** is 12.0 metres.

(50) Exception IS 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:

(A) On a **lot**, a **public school**, **community centre**, **day nursery**, **place of worship**, library, office of a charitable or non-profit institution, or **art gallery** is a permitted use; and

(B) On a **lot**, a **museum** that does not exceed 1,394 square metres in **gross floor area** is a permitted use.

(C) Section 12(2) 132 of former City of Toronto By-law 438-86.

(51) Exception IS 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) Section 12(1) 232 of former City of Toronto By-law 438-86.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(52) Exception IS 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) On a **lot**, in addition to the uses permitted in the zone, a **dwelling unit** in an **apartment building** is also permitted.

(B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(53) Exception IS 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) Section 12(2) 132 of former City of Toronto By-law 438-86.

900.34 IPW - Zone

900.34.1 General

(1) IPW Zone Exceptions

The regulations located in Article 900.34.10 apply only to the exceptions subject to the IPW zone and identified with the corresponding exception number.

900.34.10 Exceptions for IPW Zone

(1) Exception IPW 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 North York by-law 26795.

(2) Exception IPW 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) the maximum **building** height is the height of the **building** existing on the date of the enactment of this by-law;

(B) the minimum **building setback** from a **front lot line** is 12.0 metres;

(C) the minimum **building setback** from a **side lot line** is 3.0 metres;

(D) the minimum **building setback** from a **rear lot line** is 7.5 metres;

(E) the maximum **gross floor area** of all **buildings** may not be more than 37% of the **lot area**

(F) the maximum **lot coverage** is 20%;

(G) the maximum **gross floor area** is not to exceed 0.75 times the area of the **lot**.

(H) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** if it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the elevation of the surface of the lowest floor used for parking to the elevation of finished grade; and

(I) a 1.5 metre wide strip of land along the entire length of the southerly **lot line** is to be used for **soft landscaping**.

(3) Exception IPW 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the only use permitted is a **place of worship**;

(B) the minimum setback from a **lot line** is:

(i) 12.0 metres from a **front lot line**; and

(ii) 7.5 metres from all other **lot lines**; and

(C) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and

(D) The **gross floor area** of all **buildings** must not exceed 35% of the **lot area**; and

(E) **parking spaces** are to be provided at a minimum rate of 3.57 for each 100 square metres of **building**./

Prevailing By-laws and Prevailing Sections:

(None Apply)

(4) Exception IPW 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:

(A) The minimum setback from a **front lot line** is 12.0 metres;

(B) The minimum setback from a **side lot line** shall be the distance equal to the greater of:

(i) 15.0 metres where the **lot line** abuts a **lot** in a RD zone or RS zone;

(ii) one half the height of the **building**;

(iii) one half the width of the **building**

(C) the minimum setback from a **rear lot line** is 7.5 metres;

(D) the maximum **lot coverage** is 50%; and

(E) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**; and

(F) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law.

(5) Exception IPW 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setbacks** shall be as follows:

(i) 36 m from the centre line of Finch Avenue;

(ii) 7.5 m from the **street** line of Bridletowne Circle;

(iii) 6 m from the **street** line of Huntingdale Boulevard;

(iv) 9.9 m from the westerly **lot line** adjacent to the (H.E.P.C. right-of-way); and

(B) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and

(C) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law;

(D) the maximum **lot coverage** is the actual **lot coverage** that existed on the date of the enactment of this By-law; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 60, of Scarborough By-law 12466

(6) Exception IPW 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Bridletowne Circle is 12.0 metres;

(B) the maximum **gross floor area** permitted is 2583 square metres if there is a minimum of 87 **parking spaces** located on the **lot**;

(C) the maximum **lot coverage** is 50%;

(D) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building**; and

(E) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**;

(F) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law;

(G) if the **gross floor area** of all **buildings** on the **lot** is greater than a **gross floor area** of 2583 square metres, **parking spaces** for the **gross floor area** in excess of 2583 square metres must be provided at the parking rate required in this by-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(7) Exception IPW 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:

(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** and **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 combined height of the two **buildings**;

(D) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

(8) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is 5.0 metres;

(B) the maximum **gross floor area** of all **buildings** shall not be more than 33% of the area of the **lot**;

(C) **parking spaces** shall be provided at a minimum rate of 3.5 for each 100 square metres of **gross floor area**.

(D) the maximum height of a **building** or **structure** is the actual **building** height that existed on the date of the enactment of this By-law; and

(E) the maximum **lot coverage** is the actual **lot coverage** that existed on the date of the enactment of this By-law.

(9) Exception IPW 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 height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this By-law;

(B) the maximum **lot coverage** is the percentage of the **lot area** covered by **buildings** as they existed on the **lot** on the date of the enactment of this By-law; and

(C) the minimum **building setback** from a **lot line** is the **building setback** from each respective **lot line** to the **main wall** of the **building** s on the **lot** as they existed on the date of the enactment of this By-law.

(10) Exception IPW 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) 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 **side lot line** is a distance equal to one half the height of the **building** ; and

(C) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**;

(D) the minimum setback from a **side lot line** that abuts a **street** other than Birchmount Road is 5.7 metres;

(E) the maximum **lot coverage** is 30%.

(11) Exception IPW 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) the minimum setback from a **lot line** is 9.0 metres;

(B) the minimum setback from the centreline of Highland Creek is 15.0 metres;

(C) the maximum **lot coverage** is 30%.

(12) Exception IPW 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 setback from a **front lot line** 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) the maximum permitted height of a **building** or **structure** is the actual height of the **building** as it existed on the date of the enactment of the by-law.

(13) Exception IPW 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 minimum setback from a **front lot line** is 6.0 metres;

(B) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building**;

(C) the maximum permitted height of a **building** or **structure** is the actual height of the **building** as it existed on the date of the enactment of the by-law.

(14) Exception IPW 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 setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the minimum **building setback** from a **lot line** is:

(i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(D) the maximum **gross floor area** of all **buildings** shall not be more than 25% of the area of the lot

(15) Exception IPW 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:

(A) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 7.5 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is 50%.

(16) Exception IPW 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) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum setback from a **lot line** that abuts Markham Road is 36.0 metres, measured from the original centreline of the **street**;

(C) the minimum setback from a **side lot line** or **rear lot line** is a distance equal to one half the height of the **building**;

(D) the maximum **lot coverage** is 50%.

(17) Exception IPW 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) the minimum setback from a **front lot line** is 12.0 metres;

(B) the minimum setback from a **side lot line** is 3.0 metres;

(C) the minimum setback from a **rear lot line** is 7.5 metres;

(D) the maximum **gross floor area** of all **buildings** shall not be more than 37% of the **lot area**

(E) the maximum **lot coverage** is 20%;

(F) a **structure** used for below grade parking may encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** the greater of:

(i) 3.0 metres; and

(ii) a distance equal to distance from the surface of the lowest floor used for parking to the finished grade; and

(G) a 1.5 metre wide strip of land along the entire length of the southerly **lot line** shall be used for **soft landscaping**.

(18) Exception IPW 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 minimum setback from a **lot line** that abuts Warden 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) the maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(19) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is

(i) 30.0 metres where the **lot line** abuts Lawrence Avenue, measured from the original centreline of the **street**; and

(ii) 6.0 metres in all other cases;

(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 50%; and

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(20) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is

(i) 27.0 metres where the **lot line** abuts Victoria Park Avenue, measured from the original centreline

of the **street**; and

(ii) 6.0 metres in all other cases;

(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 50%; and

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(21) Exception IPW 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 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 maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(22) Exception IPW 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 setback from a **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 a distance equal to one half the height of the **building**;

(C) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(23) Exception IPW 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 abuts Ellesmere Road, Lawrence Avenue or Markham Road 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 **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(24) Exception IPW 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) the minimum setback from a **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 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 the greater of:

(i) 5.7 metres; and

(ii) a distance equal to one half the height of the **building**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(25) Exception IPW 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 minimum setback from a **lot line** that abuts Bellamy Road, Scarborough Golf Club Road or Orton Park Road 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) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;

(D) the minimum setback from a **rear lot line** is 7.5 metres.

(26) Exception IPW 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 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 setback from a **side lot line** is a distance equal to one half the height of the **building**;

(C) the **gross floor area** on the **lot** shall not be more than 80% of the **lot area**;

(D) the minimum setback from a **rear lot line** is 7.5 metres;

(E) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(F) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(27) Exception IPW 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 setback from a **front lot line** is:

(i) where the **front lot line** abuts Danforth Avenue, Danforth Road or Warden Avenue is 25.0 metres, 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 a distance equal to one half the height of the **building**;

(C) the maximum **lot coverage** is 50%; and

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(28) Exception IPW 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 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 **gross floor area** of all **buildings** shall not be more than 70% of the area of the **lot**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; and

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(29) Exception IPW 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 maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum setback from a **lot line** is:

(i) 0.75 metres from the easterly most **lot line**; and

(ii) 3.0 metres from all other **lot lines**;

(C) the maximum **lot coverage** is 50%.

(30) Exception IPW 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 maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**:

(a) 24.0 metres where the **lot line** abuts Kennedy Road, measured from the original centreline of the **street**;

(b) 17.5 metres in all other cases, measured from the original centreline of the **street**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(31) Exception IPW 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 height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **front lot line** that;

(C) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line** is 30 metres where it abuts Lawrence Avenue, Ellesmere Road or Kennedy, measured from the original centreline of the **street**;

(ii) from a **side lot line**, a distance equal to one half the height of the **building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(32) Exception IPW 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 minimum setback from a **lot line** that abuts a **street** is 20.5 metres measured from the centreline of the **street**;

(B) the minimum setback from a **side lot line** that abuts a **street** is 3.6 metres; and

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(33) Exception IPW 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** from a **lot line** that abuts Midland Avenue is 16.5 metres measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** is:

(i) 2.4 metres if the **side lot line** that abuts a **street**; and

(ii) 0.45 metres in all other cases;

(C) the **gross floor area** of all **buildings** shall not exceed 30% of the **lot area**;

(D) the maximum **lot coverage** is 33%;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 29 of Scarborough By-law 9364

(34) Exception IPW 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) the minimum setback from a **front lot line** is 14.5 metres, measured from the original centreline of the **street**;

(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.

(35) Exception IPW 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) the minimum setback from a **front lot line** is:

(i) 24.0 metres where the front line abuts Kingston Road, measured from the original centreline of the **street**;

(ii) 14.5 metres for all other **streets**, measured from the original centreline of the **street**.

(36) Exception IPW 36

(A) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum setback from a **lot line** is that abuts a **street** is 22 metres, measured from the original centreline of the **street**:

(C) the minimum setback from a **side lot line** is the distance equal to one half the height of the **building**;

(D) **gross floor area** calculations do no include basements

(37) Exception IPW 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 minimum setback from a **front lot line** is 6.0 metres;

(B) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building**.

(38) Exception IPW 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 height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **lot line** that abuts Kennedy Road is 25.0 metres measured from the original centreline of the **street**;

(ii) from a **side lot line**, is a distance equal to one half the height of the **building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(39) Exception IPW 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) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, 16.0 metres measured from the original centreline of the **street**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(40) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abuts Finch Avenue;

(ii) 12.0 metres where the **lot line** abuts Pharmacy Avenue; and

9.0 metres in all other cases; and

(B) the minimum 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 50%;

(D) a **structure** used for below grade parking is permitted to encroach into a required yard setback that abuts a **street** provided it is setback from a **lot line** a distance equal to distance from the surface of the lowest floor used for parking to the finished grade.

(41) Exception IPW 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) the minimum setback from a **front lot line** is 9.0 metres;

(B) the minimum setback from a **side lot line** and **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 combined total height of the two **buildings**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(42) Exception IPW 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) the minimum **building setback** from a **lot line** is:

(i) from a **lot line** that abuts a **street**, 3.0 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and

(B) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(43) Exception IPW 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) the minimum **building setback** from a **lot line** is:

(i) from a **lot line** that abuts a **street**, 3.0 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(B) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(44) Exception IPW 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) a **place of worship** is permitted provided a minimum of 86 **parking spaces** are provided for the first 2782 square metres of **building** used as a **place of worship** and any **gross floor area** in excess of 2782 square metres and used as a **place of worship** shall provide parking in compliance with the requirements of this By-law; and

(B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building** ;

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined total height of the two **buildings**; and

(E) the maximum **lot coverage** is 40%.

(45) Exception IPW 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 minimum setback from a **lot line** that abuts a **street** is:

(i) 18.0 metres where it abuts Sheppard Avenue, Neilson Road or Finch Avenue

(ii) 9.0 metres in all other cases;

(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 between the **main wall** of two **buildings** on the same **lot** is a distance equal to one half the total combined height of the two **buildings**; and

(D) the maximum **lot coverage** is 50%.

(46) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(47) Exception IPW 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) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a

lawfully existing building;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(48) Exception IPW 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 minimum setback from a **lot line** that abuts a **street** is 9.0 metres;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(49) Exception IPW 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) the minimum setback from a **lot line** is:

(i) 13.0 metres where the **lot line** abuts Sheppard Avenue; and

(ii) 9.0 metres where the **lot line** abuts Neilson Road; and

(iii) 12.0 metres from any other **lot line**;

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(50) Exception IPW 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** is:

(i) 18.0 metres where the **lot line** abuts Sheppard Avenue; and

(ii) 12.0 metres where the **lot line** abuts Milner Avenue; and

(iii) 12.0 metres from any other **lot line**;

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(D) a gymnasium is also a permitted use on these lands.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(51) Exception IPW 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) **dwelling unit** are permitted provided there is a minimum of 480 square metres used as a **place of worship**;

(B) the number of **dwelling unit** shall not be more than 1 **dwelling unit** for each 75.7 square metres of **lot area**;

(C) the **gross floor area** for all uses on the **lot** shall not be more than 1.41 times the area of the **lot**;

(D) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(E) **parking space** shall be provided at a minimum rate of 1 **parking space** for **dwelling unit**, of which 30% shall be for visitor parking only;

(F) of the required **parking space** 25% may have a minimum width of 2.5 metres;

(G) the maximum height of a **building** or **structure** is the lesser of 10 **storeys** and 33 metres; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 32, of Scarborough By-law 14402

(52) Exception IPW 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) the minimum setback from a **lot line** that abuts Ellesmere Road, Lawrence Avenue or Markham Road is 36 metres;

(B) the minimum setback from a **side lot line** is 6.0 metres;

(C) the **gross floor area** of all **buildings** shall not be more than 40% of the area of the **lot**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(F) **parking space** shall be provided:

(i) at the minimum rate of 5.3 **parking spaces** for each 100 square metres of **gross floor area** up to a maximum of 1000 square metres;

(ii) for the all **gross floor area** over 1000 square metres, at the rate required by the parking standards in Chapter 220.

(53) Exception IPW 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) For a **place of worship** and it **ancillary** uses, **parking spaces** shall be provided at the minimum rate of 7.7 for each 100 square metres of **gross floor area**;

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the minimum **building setback** from a **lot line** is:

(i) from a **lot line** that abuts a **street**, 3.0 metres;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(54) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(55) Exception IPW 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) the minimum setback from the **front lot line** 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 maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law

(56) Exception IPW 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 minimum setback from a **front lot line** is:

(i) 22.0 metres where the **lot line** abuts Midland Avenue or Brimley Road, measured from the original centreline of the **street**;

(ii) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the **street**

(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 maximum **lot coverage** is 50%;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(57) Exception IPW 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) the minimum setback from a **front lot line** is:

(i) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the **street**;

(ii) 9.0 metres from all other **streets**;

(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 maximum **lot coverage** is 50%;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(58) Exception IPW 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 setback from a **front lot line** is:

(i) 33.0 metres where the **lot line** abuts Sheppard Avenue, measured from the original centreline of the **street**;

(ii) 9.0 metres from all other **streets**;

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(59) Exception IPW 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) the minimum setback from a **lot line** that abuts:

(i) Heather Road is 9.0 metres;

(ii) Brimley Road is 12.0 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 between the **main walls** of two **building** on the same **lot** is a distance equal to one half the combined total height of the two **buildings**;

(D) the maximum **lot coverage** is 20%;

(E) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(60) Exception IPW 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 setback from a **front lot line** that abuts Sheppard Avenue is 33.0 metres, measured from the original centreline of the **street**;

(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 maximum **lot coverage** is 50%;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(61) Exception IPW 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 setback from a **front lot line** is 12.0 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 maximum **lot coverage** is 40%;

(D) the minimum setback from a **lot line** that abuts a **lot** in a RD zone is 7.5 metres;

(E) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(62) Exception IPW 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 maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(B) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(C) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law;

(D) **parking space** shall be provided at a minimum rate of 6.25 for each 100 square metres of **gross floor area**.

(63) Exception IPW 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **front lot line** is 3.0 metres;

(B) the minimum setback from a **rear lot line** is 6.0 metres;

(C) the minimum setback from a **side lot line** is 3.0 metres;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) for the first 1720 square metres of **gross floor area** a minimum of 5 **parking space** must be provided.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(64) Exception IPW 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 setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) where the **main wall** of a **building** contains an entrance to a **parking space**, that portion of the **main wall** shall be setback from a **lot line** that abuts a **street** a minimum of 6.0 metres;

(C) **parking spaces** shall be provided at a minimum rate of 6 for each 100 square metres of **gross floor area**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(65) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) where the **main wall** of a **building** contains an entrance to a **parking space**, that portion of the **main wall** shall be setback from a **lot line** that abuts a **street** a minimum of 6.0 metres;

(C) **parking spaces** for an office use shall be provided at a minimum rate of 3.5 for each 100 square metres of **gross floor area** used for office;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; and

(F) Offices are an additional permitted use.

(66) Exception IPW 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) the maximum **lot coverage** is 22%;

(B) the minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(C) The minimum setback from a **side lot line** or **rear lot line** is 7.5 metres;

(D) an underground parking **structure** may be located in a required yard provided it is setback from a **lot line** 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 elevation of grade at the nearest **lot line**;

(E) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature.

(67) Exception IPW 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) School is a permitted use

(B) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature; *

(C) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures**

that **lawfully** existed on the date of the enactment of this By-law; and

(E) the maximum **gross floor area** of all **buildings**, is the **gross floor area** of all **buildings** that **lawfully** existed on the date of the enactment of this By-law.

(68) Exception IPW 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) the minimum setback from a **lot line** that abuts Kingston Road is 36.0 metres measured from the original centreline of the **street**;

(B) the minimum setback from a **side lot line** that abuts a **street** is 7.5 metres;

(C) the **gross floor area** of all floors excluding **basements** shall not be more than 40% of the area of the **lot**;

(D) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(E) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(69) Exception IPW 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 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 maximum **lot coverage** is 50%.

(70) Exception IPW 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 Kingston Road is 30.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from **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 50%.

(71) Exception IPW 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) the minimum setback from a **lot line** that abuts a **street** is 9.0 metres;

(B) the minimum setback from **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 50%.

(72) Exception IPW 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 setback from a **lot line** that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from **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 50%.

(73) Exception IPW 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **lot line** that abuts Lawrence Avenue is 36.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from **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 50%;

(D) indoor **amenity space** shall be provided at a rate 1.5 square metres for each **dwelling unit**;

(E) **parking space** may be located in a yard that abuts a **street**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 84, of Scarborough By-law 10327

(74) Exception IPW 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 gross floor are of all **building** shall not be more that 30% of the area of the **lot**;

(B) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres;

(C) the minimum setback from the westerly **lot line** is 18.0 metres.

(75) Exception IPW 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 setback from a **lot line** that abuts a **street** is 6.0 metres;

(B) the minimum setback from **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 50%.

(76) Exception IPW 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 setback from a **lot line** that abuts Galloway Road, Morningside Avenue, Manse Road and Beechgrove Drive is 25.0 metres, measured from the original centreline of the **street**;

(B) the minimum setback from **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 50%;

(D) all lands not covered by **buildings** and required parking shall be **landscaped**.

(78) Exception IPW 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 setback from a **lot line** that abuts a **street** is 3.0 metres.

(B) the **gross floor area** of all **buildings** shall not be more than 25% of the area of the **lot**;

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(79) Exception IPW 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 setback from a **lot line** that abuts a **street** is 3.0 metres.

(B) **parking spaces** shall be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**;

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures**

that **lawfully** existed on the date of the enactment of this By-law.

(80) Exception IPW 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 **gross floor area** of all **buildings** shall not be more than 40% of the area of the **lot**;

(B) **parking spaces** shall be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**.;

(C) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(D) the maximum **lot coverage** is equal to the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law.

(E) the minimum **building setback** from a **lot line** is:

(i) from a **front lot line**, the distance between the **front lot line** and the closest **main wall** of a **lawfully existing building**;

(ii) from a **side lot line**, the distance between the **side lot line** and the closest **main wall** of a **lawfully existing building**;

(iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**;

(81) Exception IPW 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 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** or **rear lot line** is a distance equal to 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 combined total height of the two **buildings**;

(D) the maximum **lot coverage** is 40%.

(82) Exception IPW 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 setback from a **lot line** that abuts a **street** is 3.0 metres;

(B) the minimum setback from a **side lot line** is 10.8 metres;

(C) the **gross floor area** of all **building** shall not be more than 30% of the **lot area**;

(D) a minimum of 2 **parking space** shall be provided for each **dwelling unit**.

(83) Exception IPW 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 setback from a **lot line** is 7.5 metres;

(B) the maximum **lot coverage** is 20%;

(C) the **gross floor area** of all **building** shall not be more than 40% of the **lot area**.

(84) Exception IPW 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 setback from a **lot line** that abuts a **street** is:

(i) 18.0 metres, where the **lot line** abuts McCowan Road;

(ii) 12.0 metres, where the **lot line** abuts Sandhurst Circle; and

(iii) 9.0 metres, where the **lot line** abuts any other **street**;

(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 between the **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) the **gross floor area** of all **building** shall not be more than 40% of the **lot area**;

(E) those parts of a **lot** not covered by **buildings** shall be used only for required off-**street parking spaces** and **landscaping**.

(88) Exception IPW 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum **building setback** from the **front lot line** is 16.5 metres measured from the centre line of the original road allowance;

(B) the minimum **side yard setback** and **rear yard setback** is the distance equal to half the height of the **building**; and

(C) the maximum **lot coverage** for all **buildings** is 50%.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(89) Exception IPW 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) the minimum **building setback** from a **lot line** that abuts Ellesmere Road and Lawrence Avenue is 36.0 metres 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**;

(C) the maximum **gross floor area** of all **building** minus the **gross floor area** of **basements** must not exceed 40% of the **lot area**.

(90) Exception IPW 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this By-law;

(B) the maximum **lot coverage** is the percentage of the **lot area** covered by **buildings** as they existed on the **lot** on the date of the enactment of this By-law;

(C) the minimum **building setback** from a **lot line** is:

(i) 3.0 metres if the **lot line** abuts Old Kingston Road;

(ii) 13.0 metres if the **lot line** abuts Morrish Road, measured from the centreline of Morrish Road;

(iii) from a **side lot line**, 1.7 metres for the south-west corner of the **building** and 1.55 metres for the north-west corner of the **building**; and

(iv) from a **rear lot line**, the **building setback** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(91) Exception IPW 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** abutting a **street** is:

(i) 30.0 metres if the **lot line** abuts Warden Avenue, and is measured from the original centre line of the **street**; and

(ii) 16.0 metres if the **lot line** abuts Huntingwood Drive, and is measured from the original centre line of the **street**; and

(B) the minimum **building setback** from a **lot line** that does not abut a **street** is the **building setback** from each respective **lot line** to the **main wall** of the **building** s on the **lot** as it existed on the date of the enactment of this By-law;

(C) the maximum **lot coverage** is 40%;

(D) a strip of land having a minimum width of 13.5 metres and running along all **lot lines** abutting a **lot** in an RD zone shall be used only for **soft landscaping** other than a permitted **driveway** access from Huntingwood Drive; and

(E) the maximum **building** height of an existing **place of worship** is the height of the existing **building** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(92) Exception IPW 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **front lot line** that abuts Sheppard Avenue is 21.0 metres, measured from the original centre line of the **street**;

(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 maximum **lot coverage** is the **lot coverage** the existed on the date of the enactment of this by-law

(D) **Gross floor area** of all **buildings** must not exceed 40% of the **lot area**;

(E) the maximum height of a **building** is the height of the **building** that **lawfully** existed on the date of the enactment of this By-law, excluding any spire, belfry or similar architectural feature;

(F) parking must be provided at a minimum rate of 7.7 **parking spaces** for 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 11, of Scarborough By-law 15907

(93) Exception IPW 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is the height of the **building** or **structure** that **lawfully** existed on the date of the enactment of this By-law;

(B) the minimum **building setback** is:

(i) 25.5 metres from a **lot line** that abuts Lawrence Avenue East, measured from the original centre line.

(ii) 1/2 the height of the **building** from any other **lot line**;

(C) the maximum **lot coverage** is the percentage of the area of the **lot** covered by all **building** on the date of the enactment of this by-law; and

(D) the maximum **building** height is the actual **lawful** height of the existing **building**, on the date of the enactment of this by-law.

Prevailing By-laws and Prevailing Sections:

(None Apply)

900.40 O - Zone

900.40.1 General

(1) O Zone Exceptions

The regulations located in Article 900.40.10 apply only to the exceptions subject to the O zone and identified with the corresponding exception number.

900.40.10 Exceptions for O Zone

(1) Exception O 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:

In addition to the uses permitted in an O zone, an underground parking **structure** is also permitted.

(2) Exception O 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:

In addition to the uses permitted in an O zone, a parking area for the industrial **buildings** erected on 265 Bartley Drive is also permitted.

(3) Exception O 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:

The lands subject to this exception must comply with former City of North York by-laws 31277 and 31897.

(44) Exception O 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 a **transportation use** that is a railway line is a permitted use. [TO: 438-86; 12 (1) 258]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(B) Section 12(1) 382 of former City of Toronto By-law 438-86.

(46) Exception O 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 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.

(56) Exception O 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) An underground parking **structure** is also permitted.

(71) Exception O 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) An underground parking **structure** is also permitted.

(92) Exception O 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) An underground parking **structure** is also permitted.

(93) Exception O 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) On these lands, Section 12: (1) 386 of By-law 438-86 prevails.

(B) On these lands, Section 12: (1) 387 of By-law 438-86 prevails.

(C) On 235 CIBOLA AVE, former City of Toronto by-law 258-91.

(D) On 1 CENTRE ISLAND PK and 38 CENTRE ISLAND PK, former City of Toronto by-law 497-83;

(E) 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 and 18 WYANDOT AVE, former City of Toronto by-law 96-0414.

(103) Exception O 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) On 1 CENTRE ISLAND PK and 38 CENTRE ISLAND PK, former City of Toronto by-law 497-83.

(107) Exception O 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 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 and 18 WYANDOT AVE, former City of Toronto by-law 96-0414.

(117) Exception O 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) On 76 WYCHWOOD AVE, City of Toronto by-law 419-05.

(133) Exception O 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) Section 12(1) 312 of former City of Toronto By-law 438-86.

(B) Section 12(1) 366 of former City of Toronto By-law 438-86.

(C) On 27 RICHMOND ST W, and the even numbered addresses 8-14 TEMPERANCE ST, former City of Toronto by-laws 998-88, 74-93, and 1994-0605 as amended.

(D) On 27 RICHMOND ST W, and the even numbered addresses 8-14 TEMPERANCE ST, City of Toronto by-law 460-2006.

(135) Exception O 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 1 Davenport Road in 2002, Section 12(1) 459 of former City of Toronto By-law 438-86.

(158) Exception O 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 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.

(166) Exception O 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) despite regulations to the contrary, a maximum of one **detached house** is permitted.

(170) Exception O 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) An underground parking **structure** is also permitted.

(B) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, former City of Toronto by-law 97-80.

(180) Exception O 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 12 Alexandra Street in 1981, a **place of assembly** that is a theatre is a permitted use in a **building** that has existing on the **lot** in 1981, if the maximum **interior floor area** does not exceed 836 square metres. [TO: 438-86; 12 (1) 184]

Prevailing By-laws and Prevailing Sections:

(A) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, former City of Toronto by-law 488-85.

(B) On 12 ALEXANDER ST, 16 ALEXANDER ST, 25 MAITLAND ST, 501 YONGE ST, former City of Toronto by-law 511-82.

(181) Exception O 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) On these lands, former City of Toronto by-law 116-82.

(B) On these lands former City of Toronto by-law 145-83.

(C) On these lands former City of Toronto by-law 24-77.

(D) On these lands former City of Toronto by-law 373-79.

(E) On these lands former City of Toronto by-law 391-78.

(F) On these lands former City of Toronto by-law 478-78.

(G) On these lands former City of Toronto by-law 514-86.

(H) On these lands former City of Toronto by-law 515-76.

(I) On these lands former City of Toronto by-law 576-76.

(J) On these lands former City of Toronto by-law 614-77.

(K) On these lands former City of Toronto by-law 615-79.

(L) On these lands former City of Toronto by-law 61-80.

(M) On these lands former City of Toronto by-law 664-78.

(N) On these lands former City of Toronto by-law 677-76.

(O) On these lands former City of Toronto by-law 812-78.

(P) On these lands former City of Toronto by-law 879-80.

(Q) On these lands former City of Toronto by-law 884-79.

(R) On these lands former City of Toronto by-law 889-78.

(S) On these lands former City of Toronto by-law 92-85.

(186) Exception O 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:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(5) (h) of former City of Toronto By-law 438-86.

(B) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 113-83.

(C) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 38-78.

(D) On 483 BAY ST, 525 BAY ST, 532 BAY ST, 570 BAY ST, 1 DUNDAS ST W, 111 DUNDAS ST W, 55 JAMES ST, 2 QUEEN ST W, 60 QUEEN ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 39-78.

(E) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 641-87.

(F) On 483 BAY ST, 525 BAY ST, 1 DUNDAS ST W, 19 TRINITY SQ, 24 TRINITY SQ, 6 TRINITY SQ, former City of Toronto by-law 708-82.

(190) Exception O 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 these lands, former City of Toronto by-law 116-82.

(B) On these lands former City of Toronto by-law 145-83.

(C) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 198-79.

(D) On these lands former City of Toronto by-law 24-77.

(E) On these lands former City of Toronto by-law 373-79.

(F) On these lands former City of Toronto by-law 391-78.

(G) On these lands former City of Toronto by-law 478-78.

(H) On these lands former City of Toronto by-law 514-86.

(I) On these lands former City of Toronto by-law 515-76.

(J) On these lands former City of Toronto by-law 576-76.

(K) On these lands former City of Toronto by-law 614-77.

(L) On these lands former City of Toronto by-law 615-79.

(M) On these lands former City of Toronto by-law 61-80.

(N) On these lands former City of Toronto by-law 664-78.

(O) On these lands former City of Toronto by-law 677-76.

(P) On these lands former City of Toronto by-law 812-78.

(Q) On these lands former City of Toronto by-law 879-80.

(R) On these lands former City of Toronto by-law 884-79.

(S) On these lands former City of Toronto by-law 889-78.

(T) On these lands former City of Toronto by-law 92-85.

(191) Exception O 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) 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, 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.

(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.

(193) Exception O 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) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, former City of Toronto by-law 354-90.

(B) On 10 COURT ST, 92 KING ST E, 1 TORONTO ST, former City of Toronto by-law 653-87.

(195) Exception O 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 149 BLEECKER ST, the odd numbered addresses of 55 - 135 BLEECKER ST, 474 ONTARIO ST, the even numbered addresses of 484 - 508A ONTARIO ST, 530 ONTARIO ST, the even numbered addresses of 550 - 584 ONTARIO ST, 405 SHERBOURNE ST, 225 WELLESLEY ST E, former City of Toronto by-law 493-77.

(B) 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.

(C) 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.

(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, former City of Toronto by-law 572-77.

(E) 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.

(F) 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.

(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, former City of Toronto by-law 689-80.

(196) Exception O 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) An underground parking **structure** is also permitted.

(B) On 125 BOND ST, 137 BOND ST, 112 BOND ST, 122 BOND ST, the even numbered addresses of 288 - 310 CHURCH ST, 322 CHURCH ST, 101 GERRARD ST E, 87 GERRARD ST E, 44 GERRARD ST E, 17 GOULD ST, 25 GOULD ST, 55 GOULD ST, 50 GOULD ST, 55 MC GILL ST, the odd numbered addresses of 285 - 297 VICTORIA ST, 380 VICTORIA ST, former City of Toronto by-law 97-80.

(197) Exception O 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) On the odd numbered addresses of 103 - 109 KING ST E, 115 KING ST E, 145 KING ST E, 151 KING ST E, former City of Toronto by-law 70-90.

(201) Exception O 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 396 MOORE AVE, former City of Toronto by-law 6-90.

(203) Exception O 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 21 PARK RD, former City of Toronto by-law 657-89.

(209) Exception O 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) On 150 BLOOR ST W, 162 BLOOR ST W, 162 - 164 CUMBERLAND ST, 175 CUMBERLAND ST, former City of Toronto by-law 492-80.

(B) On 150 BLOOR ST W, 162 BLOOR ST W, 175 CUMBERLAND ST, the even numbered addresses of 162 - 164 CUMBERLAND ST, former City of Toronto by-law 674-80.

(210) Exception O 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) On these lands, former City of Toronto by-law 116-82.

(B) On these lands former City of Toronto by-law 145-83.

(C) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 131 THE ESPLANADE, 155 THE ESPLANADE, the odd numbered addresses of 171 - 189 THE ESPLANADE, 235 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE

ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 198-79.

(D) On these lands former City of Toronto by-law 24-77.

(E) On these lands former City of Toronto by-law 373-79.

(F) On these lands former City of Toronto by-law 391-78.

(G) On these lands former City of Toronto by-law 478-78.

(H) On 1 CHURCH ST, 2 CHURCH ST, 125 THE ESPLANADE, 25 THE ESPLANADE, 35 THE ESPLANADE, 45 THE ESPLANADE, 5 THE ESPLANADE, 55 THE ESPLANADE, 75 THE ESPLANADE, former City of Toronto by-law 513-90.

(I) On these lands former City of Toronto by-law 514-86.

(J) On these lands former City of Toronto by-law 515-76.

(K) On these lands former City of Toronto by-law 576-76.

(L) On these lands former City of Toronto by-law 614-77.

(M) On these lands former City of Toronto by-law 615-79.

(N) On these lands former City of Toronto by-law 61-80.

(O) On these lands former City of Toronto by-law 664-78.

(P) On these lands former City of Toronto by-law 677-76.

(Q) On these lands former City of Toronto by-law 812-78.

(R) On these lands former City of Toronto by-law 879-80.

(S) On these lands former City of Toronto by-law 884-79.

(T) On these lands former City of Toronto by-law 889-78.

(U) On these lands former City of Toronto by-law 92-85.

(211) Exception O 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 9 Salem Avenue, 10 Westmoreland Avenue, and 11 Westmoreland Avenue in 1997, Section 12(1) 432 of former City of Toronto By-law 438-86.

(212) Exception O 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 160 Perth Avenue in 1981, an office is a permitted use. [TO: 438-86: Sec. 12 (1) 171(a)]

Prevailing By-laws and Prevailing Sections:

(none apply)

(213) Exception O 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) 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.

900.41 ON - Zone

900.41.1 General

(1) ON Zone Exceptions

The regulations located in Article 900.41.10 apply only to the exceptions subject to the ON zone and identified with the corresponding exception number.

900.41.10 Exceptions for ON Zone

(1) Exception ON 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:

On these lands former City of North York by-law 22974.

(2) Exception ON 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:

On these lands former City of North York by-law 31108.

(3) Exception ON 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) On these lands, Section 64.37(18) of the former City of North York Zoning By-law 7625 prevails.

(4) Exception ON 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:

(A) where a **lawful dwelling unit** existed on the **premises**, on the date of the enactment of this By-law, the **dwelling unit** is permitted if:

(i) the maximum height of the **building**, is the actual height of the **building** that existed on the date of the enactment of this By-law;

(ii) the maximum **lot coverage**, is the actual **lot coverage** that existed on the date of the enactment of this By-law;

(iii) the minimum required yard setback from a **lot line** is the actual setback that existed from that **lot line** on the date of the enactment of this By-law.

(5) Exception ON 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:

On these lands former City of North York by-law 27075.

(6) Exception ON 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:

On these lands former City of North York by-law 29944.

(7) Exception ON 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:

(A) On these lands, Section 64.38(1) of the former City of North York Zoning By-law 7625 prevails.

(8) Exception ON 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:

In addition to the uses permitted in the ON zone, a **Public Works Yard** is also permitted.

(9) Exception ON 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:

In addition to the uses permitted in the ON zone, an Arts and Cultural centre is also permitted.

(10) Exception ON 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 1983-31.

(11) Exception ON 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:

On the lands subject to this exception one or both of the following uses are permitted:

(A) a private residence; and

(B) a catering business for individuals or groups who have made reservations, such as for dinners, wedding receptions, and banquets, but not for casual trade; and

(C) a photography studio as an **ancillary** use to the catering business, if:

(i) the minimum **parking space** rate is 1 space for every 4.6 square metres of floor area, including outdoor dining area devoted to patron use.

(12) Exception ON 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:

In addition to the uses permitted in the ON zone, and despite its location below the top of bank in a conservation overlay area, a **post-secondary school** and **recreation uses ancillary** to the **post-secondary school** are also permitted. These uses may be located in one or more wholly enclosed **buildings** with a total maximum **gross floor area** of 5,100 square metres.

(13) Exception ON 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The only permitted uses, **buildings** or **structures** are conservation works for the purpose of protecting the environmentally sensitive area.

Prevailing By-laws and Prevailing Sections:

(A) On these lands Section 12(2) 319 of former City of Toronto By-law 438-86.

(B) On these lands Section 12(2) 326 of former City of Toronto By-law 438-86.

(15) Exception ON 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:

(A) On the lands municipally known as 1611 Bathurst Street, Section 12(1) 323 of former City of Toronto

By-law 438-86.

(18) Exception ON 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) Section 12(1) 313 of former City of Toronto By-law 438-86.

(20) Exception ON 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) 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.

(29) Exception ON 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) On the lands municipally known as 8 South Kingsway in 1993, Section 12(1) 330 of former City of Toronto By-law 438-86.

(34) Exception ON 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) 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.

(38) Exception ON 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum **lot coverage** is 33%;

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 34, of Scarborough By-law 9508.

900.42 OR - Zone

900.42.1 General

(1) OR Zone Exceptions

The regulations located in Article 900.42.10 apply only to the exceptions subject to the OR zone and identified with the corresponding exception number.

900.42.10 Exceptions for OR Zone

(1) Exception OR 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) On these lands, Section 64.37(2) of the former City of North York Zoning By-law 7625 prevails.

(2) Exception OR 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) On these lands, Section 64.37(5) of the former City of North York Zoning By-law 7625 prevails.

(3) Exception OR 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 these lands former City of North York by-law 21580.

(4) Exception OR 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:

(A) On 1030 Don Mills Road, Section 64.37(20) of the former City of North York Zoning By-law 7625 prevails.

(5) Exception OR 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:

(A) the minimum setback from a **lot line** that abuts a **street** is:

(i) 25.0 metres, where the **lot line** abuts Birchmount Road, measured from the original centreline of the **street**;

(ii) 9.0 metres in all other cases;

(B) the minimum setback from a **side lot line** is 3.0 metres; and

(C) the maximum **lot coverage** is 20.0%.

(6) Exception OR 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) the minimum setback from a **front lot line** is:

(i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;

(ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;

(iii) 6.0 metres in all other cases;

(B) the minimum setback from a **side lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abuts Victoria Park Avenue;

(ii) 7.5 metres where the **lot line** abuts Pharmacy Avenue or Chester Le Boulevard and;

(iii) 4.5 metres in all other cases; and

(C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building** ; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(7) Exception OR 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) the minimum setback from a **front lot line** is:

(i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LePeer Boulevard; and

(ii) 6.0 metres in all other cases; and

(B) the minimum setback from a **side lot line** that abuts a **street** is:

(i) 7.5 metres where the **lot line** abuts Birchmount Road, Brookmill Boulevard or LePeer Boulevard; and

(ii) 4.5 metres in all other cases; and

(C) the minimum setback from a **side lot line** is a distance equal to one half the height of the **building**; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**; and

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 26, of Scarborough By-law 12466

(8) Exception OR 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) the minimum setback from a **front lot line** is:

(i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;

(ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;

(iii) 6.0 metres in all other cases;

(B) the minimum setback from a **side lot line** that abuts a **street** is:

(i) 18.0 metres where the **lot line** abuts Birchmount Road or Finch Avenue;

(ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Road or Wayside Avenue and;

(iii) 4.5 metres in all other cases; and

(C) the minimum setback from a **side lot line** and **rear lot line** is a distance equal to one half the height of the **building** ; and

(D) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(9) Exception OR 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 minimum setback from a **side lot line** is a distance equal to one half the height of the **building** ; and

(B) the minimum separation between two **buildings** on the same **lot** is a distance equal to one half the combined height of the two **buildings**.

(10) Exception OR 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) In addition to the uses permitted in the OR zone, a **zoo** is also permitted.

(11) Exception OR 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) A centre for the Ontario Historical Society may be permitted within the **buildings** in existence as of July 9, 1997;

(B) The maximum **gross floor area** shall be 422 square metres; and

(C) Tandem parking is permitted only in the garages, **driveways** and paved areas in existence as of July 9, 1997.

(12) Exception OR 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) On 150 Gateway Boulevard, Section 64.37(6) of the former City of North York Zoning By-law 7625 prevails.

(13) Exception OR 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) On these lands, Section 64.37(17) of the former City of North York Zoning By-law 7625 prevails.

(14) Exception OR 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 setback from a **front lot line** that abuts Pharmacy Avenue is 22.0 metres.

(16) Exception OR 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) the minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 18.0 metres, if the **lot line** abuts Meadowvale Road;

(ii) 12.0 metres, if the **lot line** abuts Dean Park Road; and

(iii) 7.5 metres from any other **street**; and

(B) the minimum **building setback** from a **lot line** that abuts Highway 401 is 22.5 metres; and

(C) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres.

(18) Exception OR 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 minimum setback from a **lot line** that abuts a **street** is 12.0 metres;

(B) the minimum setback from a **lot line** that does not abut a **street** is 7.5 metres.

(19) Exception OR 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) the minimum setback from a **lot line** that abuts a **street** is 3.0 metres.

(20) Exception OR 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) the minimum setback from a **lot line** is 12.0 metres.

(21) Exception OR 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 minimum setback from a **lot line** that does not abut a **street** is 12.0 metres.

(22) Exception OR 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 setback from a **lot line** is:

(i) 12.0 metres where the **lot line** abuts a **street**;

(ii) from any other **lot line**, a distance equal to one half the height of the **building**.

(23) Exception OR 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** is:

(i) 12.0 metres where the **lot line** abuts a **street**;

(ii) 7.5 metres from any other **lot line**.

(24) Exception OR 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) the minimum setback from a **front lot line** that abuts a **street** is;

(i) 7.5 metres where the **lot line** abuts Finch Avenue, McCowan Road or Sandhurst Circle;

(ii) 6.0 metres from any other **street** line.

(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 setback from a **side lot line** that abuts a **street** is 4.5 metres.

(25) Exception OR 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 minimum setback from a **lot line** that abuts a **street** is;

(i) 18.0 metres where the **lot line** abuts Finch Avenue or Brimley Road;

(ii) 12.0 metres where the **lot line** abuts Alexmuir Boulevard;

(iii) 7.5 m from any other **street** line.

(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**.

(26) Exception OR 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) On 185 Graydon Hall Drive, Section 64.37(27) of the former City of North York Zoning By-law 7625 prevails.

(27) Exception OR 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:

On these lands City of Toronto by-law 1094-2002.

(28) Exception OR 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:

On these lands City of Toronto by-law 865-2008 (OMB).

(37) Exception OR 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a sewage treatment plant and pumping facility is a permitted use. [TO: 438-86; 12(1) 228]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(40) Exception OR 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 these lands, Section 16(320) of the former City of York Zoning By-law 1-83 prevails.

(41) Exception OR 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 4588 and 4600 Bathurst Street, Section 64.21(14) of the former City of North York Zoning By-law 7625 prevails.

(58) Exception OR 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) On the odd numbered addresses of 419 - 425 COXWELL AVE, former City of Toronto by-law 384-91.

(60) Exception OR 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 120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST, City of Toronto by-law 866-04.

(61) Exception OR 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 120 BROADVIEW AVE, 75 CARROLL ST, 50 MATILDA ST, 53 MUNRO ST, City of Toronto by-law 866-04.

(63) Exception OR 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 110 WILDWOOD CRES, Section 12:(2) 20, former City of Toronto of By-law 438-86 prevails.

(70) Exception OR 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) On 20 GRANGE RD, 100 MC CAUL ST, 100R MC CAUL ST, the even numbered addresses of 74 - 76 MC CAUL ST, City of Toronto by-law 714-01.

(75) Exception OR 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 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 191-01.

(D) City of Toronto by-law 378-04.

(76) Exception OR 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 48, of Scarborough By-law 12466

(77) Exception OR 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 11, of Scarborough By-law 11883

(80) Exception OR 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 14 St. Clements Avenue in 1981, a **day nursery** is a permitted use. [TO: By-law 438-86; 12 (1) 163(v)]

Prevailing By-laws and Prevailing Sections:

(none apply)

(81) Exception OR 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) On the lands municipally known as 1 Austin Terrace in 1983, **public parking** in a **structure** that does not contain more than 60 **parking spaces** is a permitted use. [TO: 438-86; 12 (1) 181]

(B) On the lands municipally known as 328 Walmer Road in 1983, a **detached house** is a permitted use for a **building** that existed on the **lot** on July 11, 1983;

(C) On the lands municipally known as 330 Walmer Road, the Casa Loma **stables** are a permitted use in a **building** that existed on the **lot** on July 11, 1983;

(D) On the lands municipally known as 285 Spadina Avenue in 1983, the Spadina House **museum** is a permitted use in a **building** that existed on the **lot** on July 11, 1983; and

(E) On the lands municipally known as 1 Austin Terrace in 1983, Casa Loma is a permitted use in a **building** that existed on the **lot** on July 11, 1983. [TO: 438-86; 12 (1) 263]

Prevailing By-laws and Prevailing Sections:

(none apply)

(82) Exception OR 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 77 of former City of Toronto By-law 438-86.

(84) Exception OR 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(none apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 55 of former City of Toronto By-law 438-86.

900.43 OG - Zone

900.43.1 General

(1) OG Zone Exceptions

The regulations located in Article 900.43.10 apply only to the exceptions subject to the OG zone and identified with the corresponding exception number.

900.43.10 Exceptions for OG Zone

(1) Exception OG 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum setback from a **lot line** is 18.0 metres; and

(B) the maximum **lot coverage** is 0.5%.

(C) Botanical gardens, rest areas and picnic areas are also permitted.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(2) Exception OG 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) the minimum setback from a **lot line** that abuts

(i) Markham Road is 36.0 metres, measured from the original centreline of the **street**;

(ii) Scarborough Golf Club Road is 25.0 metres, measured from the original centreline of the **street**;

(3) Exception OG 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:

The lands subject to this exception shall comply with the following in regard to any replacement, addition, extension or alteration of any **buildings** or **structures** existing on the date of enactment of this By-law:

(A) despite 90.40.20.100 (2), the total combined **interior floor area** of a take-out restaurant, **retail store**, **personal service shop**, or a **service shop** that **lawfully** existed on the date of the enactment of this By-law is the maximum total combined **interior floor area** permitted for those uses;

(B) despite 90.40.20.100 (4), the minimum distance required between a **outdoor patio** and a **lot line** is equal to the shortest distance between an **outdoor patio** existing on the date of the enactment of this By-law and the nearest **lot line**;

(C) a **building** existing on the date of the enactment of this By-law may be replaced, expanded or altered if the replacement, expansion or alteration does not exceed the **building** height, **building length** and **building** width that existed on the date of the enactment of this By-law. Any replacement, expansion or alteration to a **building** referenced above that is permitted by this By-law to exceed the **building** height, **building length** and **building** width that existed on the date of the enactment of this By-law, must comply with the applicable regulations of this By-law; and

(D) the minimum required number of **parking spaces** is the actual number of **parking spaces** on the date of the enactment of this By-law, provided that if there is an increase in **gross floor area** additional **parking spaces** must be provided in compliance with this By-law.

900.45 OC - Zone

900.45.1 General

(1) OC Zone Exceptions

The regulations located in Article 900.45.10 apply only to the exceptions subject to the OC zone and identified with the corresponding exception number.

900.45.10 Exceptions for OC Zone

(1) Exception OC 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 313-2000.

(2) Exception OC 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) the minimum setback from a **lot line** that abuts a **street** is:

(i) 22.0 metres where the **lot line** abuts St. Clair Avenue, McCowan Road, Brimley Road or Bellamy Road, measured from the original centreline of the **street**;

(ii) 9.0 metres in all other cases.

(3) Exception OC 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) the minimum setback from a **lot line** that abuts a **street** is:

(i) 22.0 metres where the **lot line** abuts St. Clair Avenue, McCowan Road, Brimley Road or Belle my Road, measured from the original centreline of the **street**;

(ii) 36.0 metres where the **lot line** abuts Kingston Road, measured from the original centreline of the **street**.

(4) Exception OC 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 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)

(5) Exception OC 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 1981-168 prevails.

(7) Exception OC 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 2845 Bloor Street West, former City of Etobicoke by-law 1984-217 prevails.

900.50 UT - Zone

900.50.1 General

(1) UT Zone Exceptions

The regulations located in Article 900.50.10 apply only to the exceptions subject to the UT zone and identified with the corresponding exception number.

900.50.10 Exceptions for UT Zone

(4) Exception UT 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:

(A) the minimum **building setback** from a **lot line** that abuts a **street** is 22.0 metres, measured from the original centreline of the **street**.

(20) Exception UT 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) On the lands a **transportation use** that is a railway line is a permitted use. [TO: 438-86; 12 (1) 258]

(B) On the lands **open storage** for utility poles is a permitted use. [TO: 438-86; 12 (1) 258]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 381 of former City of Toronto By-law 438-86.

(21) Exception UT 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) Section 12(1) 381 of former City of Toronto By-law 438-86.

(B) Section 12(1) 382 of former City of Toronto By-law 438-86.

(34) Exception UT 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) Section 12(1) 381 of former City of Toronto By-law 438-86.

(B) Section 12(1) 383 of former City of Toronto By-law 438-86.

(40) Exception UT 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the minimum **building setback** is:

(i) 18.0 metre from a **lot line** that abuts a **street**;

(ii) 7.5 metres from a **rear lot line**; and

(iii) 3.0 metres from a **side lot line**; and

(B) a below grade **structure** must be set back from a **lot line** a distance equal to the distance between the elevation of the lowest floor level and the average elevation of the grade along the **front lot line**; and

(C) the only use permitted is a Fire Hall.

Prevailing By-laws and Prevailing Sections:

(None Apply)

(41) Exception UT 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:

On these lands former City of North York by-law 30367.

(42) Exception UT 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 former City of North York by-law 28693.

(43) Exception UT 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 former City of North York by-law 29637.

(44) Exception UT 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:

On these lands, by-laws 30318 and 28862 as amended of the former City of North York prevail.

(45) Exception UT 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:

In addition to the uses permitted in the UT zone, the following uses are also permitted if they are **ancillary** to a **lawful** use on an abutting **lot**:

(A) **parking spaces**;

(B) **open storage**; and

(C) **vehicle depot**.

(46) Exception UT 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) If the lands are in an area with a numerical value following the letters 'HT' shown on the Height Overlay Map, that numerical value is the maximum height for a **building** or **structure**, in metres, and the height is measured as the distance between the elevation of the **average grade** and the elevation of the highest point of the **building** or **structure**.

(B) On the lands municipally known as 1411 Queen Street East in 1983, **public parking**, a **vehicle depot** for public transit **vehicles** and offices are permitted uses. [TO: 438-86; 12(1) 236]

Prevailing By-laws and Prevailing Sections:

(A) On 1130 BATHURST ST, 6 BOOTH AVE, 1627 DANFORTH AVE, 1 DON VALLEY PARKWAY N, the even numbered addresses of 350 - 380 GREENWOOD AVE, 400 GREENWOOD AVE, 420 GREENWOOD AVE, 640 LANSDOWNE AVE, 195R MELITA AVE, 1411 QUEEN ST E, 20 THE QUEENSWAY, 76 WYCHWOOD AVE, Section 12:(1) 384, former City of Toronto By-law 438-86 prevails.

(B) Section 12(1) 381 of former City of Toronto By-law 438-86.

(C) Section 12(1) 389 of former City of Toronto By-law 438-86.

(47) Exception UT 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:

In addition to the uses permitted in the UT zone, the following uses are also permitted if they are **ancillary** to a **lawful** use on an abutting **lot**:

(A) **parking spaces**; and

(B) **vehicle depot**.

Chapter 950 Prevailing By-laws

950.30 Former City of North York

950.30.1 North York Zoning By-law 7625

66M-2153, 66M-2155, 66M-2174, 66M-2185, 66M-2194, 66M-2196, 66M-2207, 66M-2226,

On these lands the following by-law prevails, being City of North York by-law 30460, as amended.

Downsview Airport and Vicinity

In the area, south of Steeles Avenue, east of Black Creek, north of Eglinton Avenue West and west of the West Don River, the following prevails: Schedule 'D' Airport Hazard Map from by-law 7625.

950.50 Former City of Toronto

950.50.1 Toronto Zoning By-law 438-86

285 MELITA AVE

On these lands the following by-law prevails, being former City of Toronto by-law 793-79, as amended.

2906 YONGE ST

On these lands the following by-law prevails, being former City of Toronto by-law 16159, as amended.

2906 YONGE ST (ON with no exception)

On these lands the following by-law prevails, being former City of Toronto by-law 16110, as amended.

Chapter 955 Prevailing Sections

955.10 Prevailing Sections List

(142) Various addresses in East York

On these lands, Section 8.B, as amended, of the former Borough of East York Zoning By-law 6752 prevails.

(582) 10 Dean Park Road

On these lands, numbers 26, 110, 211, 310, 313, 402, 406, 424, 425, 426, 427, and 428 of Performance Standard Chart – Schedule 'B' and exception numbers 2, and 4 of Exceptions List – Schedule 'C' of the former City of Scarborough Zoning By-law 15907 prevails.

Chapter 970 Appendices

970.1 General

(1) .

(THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)

Chapter 990 Zoning By-law Map

Chapter 995 Overlay Maps

995.10 Policy Area Overlay Map

995.10.1 General

(1) Policy Area Overlay Maps

The Policy Area Overlay Maps of this By-law are located in a separately bound Policy Area Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

995.20 Height Overlay Map

995.20.1 General

(1) Height Overlay Maps

The Height Overlay Maps of this By-law are located in a separately bound Height Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

995.30 Lot Coverage Overlay Map

995.30.1 General

(1) Lot Coverage Overlay Maps

The **Lot Coverage** Overlay Maps of this By-law are located in a separately bound **Lot Coverage** Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.

995.40 Rooming House Overlay Map

995.40.1 General

(1) Rooming House Overlay Maps

The Rooming House Overlay Maps of this By-law are located in a separately bound Rooming House Overlay Map booklets with the individual map sheets identified on the index map located at the front of the map book.