

# Office Consolidation

## CITY OF TORONTO - Zoning By-law

### BY-LAW NO 569-2013

Last Updated: September 30, 2016

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**OMB File: PL130592**

**This office consolidation is based upon the OMB written decisions of February 3, 2016, April 1, 2016 and September 13, 2016 Those portions of the by-law that are shaded grey remain under appeal to the Ontario Municipal Board and are not in full force and effect. All unshaded parts of this text are in full force and effect.**

**Those portions of the text highlighted in a yellowish tone are Council enacted amendments not yet in full force.**

**Except as they apply to properties identified in Appendix 2 of the OMB written decisions of September 13, 2016.**

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### Part 3 of 3

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013

**Zoning By-laws Amendments enacted by City of Toronto Council or the Ontario Municipal Board but are not yet incorporated into By-law 569-2013.**

572-2014 (mapping only)

718-2014

113-2015 (OMB)

607-2015

785-2015

1043-2015

1304-2015

1353-2015

1356-2015

1358-2015

105-2016

218-2016

225-2016

292-2016

385-2016 (OMB)

388-2016 (OMB)

391-2016 (OMB)

443-2016

892-2016 (OMB)

Any by-law enacted by City of Toronto Council after September 30, 2016

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## 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 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 washing establishment** is a permitted use provided that it is in combination with a **vehicle fuel station**.

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

(3) Exception CL 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) On 144 and 150 Berry Road, if the requirements of this By-law are complied with, none of the provisions of Chapters, Sections, Articles, Clauses or individual regulations apply to prevent the erection or use of a building, structure, addition or enlargement permitted in this By-law;
- (B) Clauses and Regulations 5.10.40.70, 30.5.40.10, 30.20.30.40, 30.20.40.10, 30.20.40.40, 30.20.40.60, 30.20.40.70, 30.20.40.80, 30.20.50.10, 30.20.80.20(1), 200.5.10.1, 220.5.1.10, 220.5.10.1, 230.5.1.10(7), and 230.5.10.1 do not apply;
- (C) The height of a **building** or **structure**, as measured from 89.90 metres Canadian Geodetic Datum, must not exceed the height in metres specified by the numbers following the symbol H as shown on Diagram 3 attached to this By-law;
- (D) Despite (C) above, the following **building elements** and **structures** are permitted to exceed the maximum heights as shown on Diagram 3 attached to this By-law:
- (i) architectural features, eaves, elevator overruns, **green roof** elements, guardrails, landscaping, lighting rods, mechanical equipment and any associated enclosure structures, parapets, railings and dividers, roof drainage, screens, stairs, stair enclosures, trellises and window washing equipment;
- (E) The portions of a **building** or **structure** above ground must be located within the area outlined by heavy black lines on Diagram 3 attached to this By-law, except that:
- (i) art and landscape features, awnings and canopies, balconies, balustrades, cornices, decks, doors, eaves, fences, guardrails, light fixtures, ornamental elements, parapets, patios, pillars, planters, railings, screens, site servicing features, stairs, stair enclosures, terraces, trellises, underground garage ramps and associated structures, ventilation shafts, wheelchair ramps and window sills may extend beyond the heavy black lines shown on Diagram 3 of this By-law;
- (F) A maximum **gross floor area** of 3,006 square metres must be within a **non-residential building**;
- (G) **Parking spaces** must be provided at a minimum rate of:
- (i) 1.5 **parking spaces** per 100 square metres of **gross floor area** used for retail store purposes; and
  - (ii) 1.0 **parking space** per 100 square metres of **gross floor area** for all other non-residential use;
- (H) Despite regulation 200.5.10 (1), **parking spaces** must be provided at a rate of 1.5 for each 100 square metres of **gross floor area** for a grocery store;
- (I) **Parking spaces** must be located in a **below-ground parking garage**, with the exception of a maximum of 13 **parking spaces** located at grade and required for non-residential purposes;
- (J) **Bicycle parking spaces** must be provided at a minimum rate of:

- (i) 3 "short-term" **bicycle parking spaces** plus 0.25 "short-term" **bicycle parking spaces** per 100 square metres of retail **gross floor area**;
- (ii) 0.13 "long-term" **bicycle parking spaces** per 100 square metres of retail **gross floor area**;
- (iii) 3 "short-term" **bicycle parking spaces** plus 0.10 "short-term" **bicycle parking spaces** per 100 square metres of non-residential **gross floor area**; and
- (iv) 0.10 "long-term" **bicycle parking spaces** per 100 square metres of non-residential **gross floor area**;

(K) All "short-term" **bicycle parking spaces** must be located at grade; and

(L) A minimum of one Type "B" **loading space** and one Type "C" **loading space** must be provided for Building D.

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

[ By-law: 431-2016 ]

(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.

(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.

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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** may 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** must 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 Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; 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 64.24(3) of the former City of North York zoning by-law 7625.

(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.

(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 Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; and
- (ii) 3.0 metres from the **lot line** abutting any other **street**; and
- (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.

(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 permitted maximum **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)

(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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Port Union Rd.; and
  - (ii) 0.9 metres from a **lot line** abutting Fanfare Avenue; and
- (B) **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)

(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 Rd. and Centennial Rd., or 3.0 metres from a **lot line** abutting Lawson Rd. and Centennial Rd.

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

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) any other **street** is 3.0 metres; and
- (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**; and
  - (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 area larger than 185 square metres;
  - (iv) **financial institutions**;
  - (v) **eating establishment**; and
  - (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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. 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)

(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 Rd. is the greater of 16.5 metres, from the original centre line of Orton Park Rd., or 3.0 metres from a **lot line** abutting Orton Park Rd.; 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 Rd. is the greater of 16.5 metres, from the original centre line of Scarborough Golf Club Rd., or 3.0 metres from a **lot line** abutting Scarborough Golf Club Rd.; 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 permitted maximum **gross floor area** must 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 former City of Scarborough zoning by-law 15907.

(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 Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; 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 the Residential Zone category must be used 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 permitted if it complies with the specific use regulations in Section 150.50;

- (B) The permitted maximum **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 lot line** or **rear lot line** that abuts a **lot** in the 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; and
- (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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.; 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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Sheppard Ave.; 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 former City of Scarborough zoning by-law 15907.

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. 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 Ave., is 21.0 metres, measured from the centre line of the original road allowance of Morningside Ave.; and
  - (ii) Coronation Dr., is 16.5 metres, measured from the centre line of the original road allowance of Coronation Dr.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; 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)

(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 permitted maximum **gross floor area**, excluding internal walkways and storage for occupants is 0.33 times the area of the **lot**;
- (B) The permitted maximum **gross floor area** for an **eating establishment**, excluding **ancillary** storage is 185.0 square metres;
- (C) The minimum **building setback** from 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 permitted maximum **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 Ave. East or 3.0 metres from a **lot line** abutting Finch Ave. 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** or **rear lot line** is 7.5 metres;
- (D) An underground parking **structures** is permitted in a yard between **buildings** and a **lot line** abutting a **street**, but the underground **structure** must be a distance from the **lot line** abutting a **street** 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 **lot line** abutting a **street** and in no case is an underground **structure** be less than 3 metres from the **lot line** abutting a **street**; 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.

(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 permitted maximum **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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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; and
- (B) Exception number 11 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 14402.

(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, if it is mechanical;
- (C) The permitted maximum **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)

(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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
  - (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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
  - (ii) the greater of 18.0 metres from the original centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; 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 uses permitted 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 Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Pharmacy Ave.; and
- (C) The permitted maximum floor space index does not include the area of any **basements**.

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 Rd., 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 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 permitted maximum **gross floor area** 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:
  - (i) 21.0 metres from the original centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave.; and
  - (ii) 21.0 metres from the original centre line of Kennedy Rd., or 3.0 metres from the **lot line** abutting Kennedy Rd.; and
- (C) a manual **vehicle washing establishment** is permitted.

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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 Rd., or 3.0 metres from the **lot line** abutting Birchmount Rd.; and
  - (ii) 3.0 metres from the **lot line** abutting Glendower Circuit; and
- (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 former City of Scarborough zoning by-law 12466.

(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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 Ave., or 3.0 metres from the **lot line** abutting Warden Ave.;
  - (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 permitted;
- (B) Despite Article 30.20.20, the following uses are not permitted: **Vehicle fuel station, vehicle dealership and vehicle service shop**;
- (C) The permitted maximum **gross floor area** must 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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.; and
  - (ii) 3.0 metres from the **lot line** abutting Pinemeadow Blvd.; and
- (C) The minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres and must be used for access and **landscaping**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 6 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 12466.

(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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.;
  - (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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.; 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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.; and
  - (ii) 3 metres from a **lot line** abutting Huntingdale Blvd.; and
- (D) The minimum **building setback** from a **side yard** and **rear yard lot line** is 7.5 metres and must be used for the purpose of access or **landscaping**; and
- (E) Despite table 200.5.10.1, 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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 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 former City of Scarborough zoning by-law 12466.

(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 permitted maximum **gross floor area**, not including the area used for interior walkways, must 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 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 Rd., or
  - (ii) 3.0 metres from the **lot line** abutting Kennedy Rd.; and
- (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 permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) Despite (B) above, the permitted maximum **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 former City of Scarborough zoning by-law 10827.

(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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
  - (ii) the greater of 16.5 metres from the centre line of original Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (C) provisions (A) and (B) above do not apply to a **building** that **lawfully** existed on the date of enactment of this By-law, and that is located on that part of **Lot 5**, Concession I, being the lands at the north-west corner of Meadowvale Rd. and Kingston Rd.

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 permitted maximum **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 permitted maximum **gross floor area** of all **buildings** is 0.33 times the area of the **lot**;
- (C) The permitted maximum **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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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 permitted maximum **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; and
- (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.

(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 Ave. E., or 3.0 metres from

a **lot line** abutting Sheppard Ave. E.;

- (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Ave. E.; and
- (iii) 7.5 metres from the **rear lot line**; and

(B) The permitted maximum 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 Ave. E., or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Ave. E.; and
- (iii) 6.0 metres from the **rear lot line**; and

(B) The permitted maximum 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 Ave. and 3.0 metres from a **lot line** abutting Pharmacy Ave.; and
- (ii) a minimum 3 metres from the **lot line** abutting Glendinning Avenue; and

(E) the minimum **building 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 Rd. or 3.0 metres from a **lot line** abutting Birchmount Rd.; and

- (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
- (C) The minimum **building setback** from a **lot line** abutting the 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 Rd. is the greater of 3.0 metres or 16.5 metres from the original centreline of Bellamy Rd.;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** other than Bellamy Rd. 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)

(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 Ave.; 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 uses permitted 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; and
- (E) **Parking spaces** must be provided at the minimum 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 uses permitted 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 uses permitted 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 permitted provided the maximum **interior floor area** does not exceed 140 square metres;
- (B) **Take-out eating establishment** is permitted if 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 Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Brimley Rd.;
  - (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 permitted if 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 Ave.; and
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) exception numbers 16 and 23 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 9350.

(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** must 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 Ave.; and
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) exception numbers 16 and 23 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 9350.

(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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.; and
- (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 must 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; and
- (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 Rd., 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 if it is not a medical office;
- (B) The permitted maximum **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** 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) **vehicle** 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 permitted maximum **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
- (B) 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 Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; 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 provisions for this zone, the easterly 7.5 metres of the **lot** must 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 Dr.; and
  - (ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Warden Ave.; and
- (D) The minimum **building setback** from a **rear lot line** that abuts a **lot** in the RD zone is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) exception number 23 of Exceptions List - Schedule `C` of former City of Scarborough zoning by-law 9350.

(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 Dr. and Birchmount Rd.;
- (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 Rd.; 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 Rd.; 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 former City of Scarborough zoning by-law 9350.

(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", must 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 Ave.; and
- (C) A minimum 1.5 metre wide buffer strip must be provided along a **lot line** that abuts a **lot** in the RD zone and it must be used for **landscaping** purposes.

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 Ave.;
- (B) The minimum **building setback** from a **rear lot line** and **side lot line** is 7.5 metres; and
- (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 Rd.; and
  - (ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave.; 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 Rd.; and
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres.

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

(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 Ave. or 3.0 metres from a **lot line** abutting Morningside Ave.; 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.

(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.

(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 Rd., or 3.0 metres from a **lot line** abutting McCowan Rd.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than McCowan Rd.; and
  - (iii) 1.5 metres from any **side lot line** and **rear lot line**; and
- (B) The permitted maximum **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 uses permitted 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 permitted maximum **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 Ave. E., or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Sheppard Ave. E.;
  - (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 permitted maximum **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 former City of Scarborough zoning by-law 12181.

(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 permitted maximum **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; and
- (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-ground; 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 permitted maximum **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 Ave. and , or 3.0 metres from a **lot line** abutting Midland Ave.; 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 Rd. is the greater of:
  - (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of Danforth Rd.; and
- (B) The **gross floor area** of all **buildings** must not exceed 33% of the area of the **lot**; and
- (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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; 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 Ave. is the greater of 16.5 metres, from the original centre line of Warden Ave., or 3.0 metres from a **lot line** abutting Warden Ave.; 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 Rd., former City of Etobicoke by-law 12821.

(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.

(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:

(A) Despite article 30.20.20, **vehicle washing establishment** is a permitted use provided that it is in combination with a **vehicle fuel station**.

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 12300 and 12647.

(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.

(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.

(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.

(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.

(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.

(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; and
- (B) City of Toronto by-law 560-2000.

(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.

(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.

(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.

(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; and
- (B) City of Toronto by-law 121-2003.

(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.

(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.

(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 Rd., former City of Etobicoke by-laws 985, 10754, 1996-8 and 11851.

(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.

(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.

(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.

(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.

(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.

(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.

(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 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 Rd. or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and

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

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

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

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 permitted maximum height is 161.54 metres 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 Rd., 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 uses permitted are: office, **personal service shop, eating establishment, take-out eating establishment, retail store, retail service shop, and place of assembly;**
- (B) The permitted maximum **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 Ave. 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 Rd. or 3.0 metres from a **lot line** abutting Brimley Rd.; 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 Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; 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 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 30.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses is 0.7, if a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.; and
  - (iii) 7.5 metres from the **rear lot line**; and
- (B) The permitted maximum 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:
- (i) 2.4 metres from a **side lot line** that abuts a **street**; and
  - (ii) 0.3 metres; in all other cases; and
- (B) The minimum **building setback** from a **front lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The maximum **building** height is 9.0 metres; and
- (D) The maximum **lot coverage** is 60%.

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 permitted maximum **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 Rd.; 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**.

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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(2) Exception CR 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) If a **building** with 12 **dwelling units** or less, is located on a **lot** with a **lot frontage** of 12.5 metres or less, then **parking spaces** must be provided:
  - (i) for the **dwelling units** at a minimum rate of 1 for each 3.0 metres of **lot frontage**; and
  - (ii) at the minimum rate required by Chapter 200 for all other uses on the **lot**, if the **gross floor area** of those non- **dwelling unit** uses is more than 1.0 times the **lot area**; and
- (B) If a **building** has more than 12 **dwelling units** or 12 bed sitting rooms or is located on a **lot** that has a **lot frontage** greater than 12.5 metres, then **parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each 6 **bed-sitting rooms**;
  - (ii) 0.5 for each bachelor and one-bedroom **dwelling unit**;
  - (iii) 0.75 for each **dwelling unit** with two or more bedrooms; and
  - (iii) 0.06 for each **dwelling unit** and used for visitor parking. [TO: 438-86; 4(3)]
- (C) Regulations (A) and (B) above do not apply if an alternative parking space rate requirement was applied to the site in a zoning by-law amendment enacted after December 31, 1994.  
[ By-law: 1675-2013 ]

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

(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.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 **ancillary** 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; and
- (B) Schedule 'D' Airport Hazard Map from 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** with a **vehicle repair shop**, there is no requirement for minimum **lot depth**, minimum **front yard setback**, minimum **rear yard setback**, and minimum **lot area**;
- (C) A minimum of 46 **parking spaces** must be provided and they 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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(12) Exception CR 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 the lands municipally known as 188, 190, 191, 192, 193, 194, and 195 Roe Avenue, 394, 396, 397, and 398 Old Orchard Grove, 378 Deloraine Avenue, 345 and 347 Melrose Avenue, 359, 361, 363, and 365 Fairlawn Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply;
- (B) 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; and
- (C) On the lands municipally known as 426 St. Germain Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply.

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 area 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; and
  - (iii) the minimum **rear yard setback** is 14.9 metres;
  - (iv) the minimum **front yard setback** is 4.52 metres; and
  - (v) **parking spaces** on the **lot** must be located in the **rear yard**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 St. is 20.7 metres, measured from the original centerline of Bathurst St.;
- (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 **structures** must 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 regulation 40.10.40.70(3)(D) do not apply; and

(C) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 St.;
  - (ii) 1.5 metres from the **lot line** abutting Lawrence Ave.
  - (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 St.; and
  - (vi) 4.0 metres from the **lot line** that is opposite Lawrence Ave.; and
- (F) **Parking spaces** must 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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(19) Exception CR 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) On 836-850 Yonge Street and 1-9A Yorkville Avenue, if the requirements of By-law 653-2015 are complied with, none of the provisions of 5.10.40.70, 40.5.40.10, 40.10.40.10(1), 40.10.40.40(1), 40.10.40.50(1), 40.10.40.60, 40.10.40.70(1)(a), Table 200.5.10.1, 220.5.10.1, 230.5.10.1, and 230.5.1.10(9) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law No. 653-2015;
- (B) Height shall be measured from the Canadian Geodetic Datum elevation of 116.35 metres;
- (C) The height of any **building or structure** erected on the lands must not exceed the maximum height in metres permitted as indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law No. 653-2015;
- (D) Despite (C) and regulations 40.5.40.10(3)-(7), the following may exceed the height by 3.0 metres indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law No. 653-2015: parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, roof drainage, window washing equipment, lightning rods, architectural features, **landscaping** and elements of a **green roof**;
- (E) The total **gross floor area** of all **buildings and structures** must not exceed a maximum of 40,600.0 square metres, and must not exceed:
  - (i) 38,776.0 square metres for residential uses permitted in regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B); and
  - (ii) 1,824.0 square metres for non-residential uses permitted in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A);
- (F) **Amenity space** shall be provided at a minimum rate of 3.4 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
- (G) No portions of a **building or structure** above grade shall extend beyond the areas delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, with the exception of:
  - (i) the permitted encroachments listed in Clause 40.5.40.60; and
  - (ii) cornices, light fixtures, ornamental elements, parapets, art and **landscaping** features, architectural flutes, patios, pillars, pergolas, trellises, terraces, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment, and underground garage ramps and associated structures;
- (H) **Parking spaces** shall be provided and maintained as follows:
  - (i) a minimum of 0.28 residential **parking spaces** for each **dwelling unit**;
  - (ii) no visitor **parking spaces** are required on the lands;
  - (iii) no **parking spaces** are required for non-residential uses permitted in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A); and
  - (iv) up to 80 of the **parking spaces**, including 4 car share **parking spaces**, may have a minimum width of 2.35 metres, a minimum length of 4.39 metres, and a minimum height of 2.0 metres;
- (I) A minimum of 327 **bicycle parking spaces** must be provided and maintained on the lands, of which:

- (i) a minimum of 7 **bicycle parking spaces** shall be allocated for short-term **bicycle parking spaces**; and
- (ii) a minimum of 320 **bicycle parking spaces** must be allocated for long-term **bicycle parking spaces**;
- (J) A minimum of one Type "G" **loading space** and one Type "C" **loading space** shall be provided and maintained on the lands;
- (K) A minimum of 10 percent of the total number of **dwelling units** on the **lot** shall have a minimum area of 74.0 square metres and shall contain at least three bedrooms;
- (L) A minimum of 7 rental replacement **dwelling units** shall be provided contiguously on the lands pursuant to the terms of Schedule A of By-law No. 653-2015 and shall be comprised of 4 one bedroom **dwelling units** and 3 bachelor **dwelling units**;
- (M) The **buildings** comprising the **heritage sites**, being those structures identified in Diagram 2 with a dashed outline and noted as "Heritage Structures To Be Retained", shall be conserved in accordance with the Heritage Easement Agreement registered on title and the terms of Schedule A to By-law No. 653-2015; and
- (N) Exception CR(x19) shall apply to all of the lands collectively regardless of future severance, partition or division.

Prevailing By-laws and Prevailing Sections:

- ((A)) Section 12(2) 132 of former City of Toronto By-law No. 438-86; and [ By-law: 646-2015 ]
- ((B)) Section 12(2) 259 of former City of Toronto By-law No. 438-86.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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) The permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; 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.

(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 (2), and 40.10.40.10 (3), 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)

(23) Exception CR 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 2112-2114 Yonge Street, if the requirements of By-law No. 1173-2015 are complied with, none of the provisions of; 5.10.40.70(2); 40.10.40.50(1); 40.10.40.60; 40.10.40.70(2); 200.5.1.10(2)(A)(iv); 200.5.10.1; Table 200.5.10.1; 230.5.1.10(9); 230.5.10.1(1); 230.5.10.1(1); Table 230.5.10.1(1); 230.5.10.1(5) apply to prevent the use or erection of a **mixed use building** that complies with the following:
- (i) the **lot** comprises the lands delineated by heavy lines on Diagram 1 of By-law 1173-2015;
  - (ii) the **gross floor area** of the **mixed use building** does not exceed 7,200 square metres;
  - (iii) a maximum of 80 **dwelling units** are permitted;
  - (iv) no portion of any **building** or **structure** erected or used above grade on the **lot** may exceed the height limits above grade in metres specified by the numbers following the symbol "HT" as shown on Diagram 6 of By-law 1173-2015;
  - (v) no portion of any **building** or **structure** erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 6 of By-law 1173-2015;
  - (vi) nothing in (v) and (vi) above can prevent the following elements from projecting beyond the heavy lines and above the heights shown on Diagrams 6 of By-law 1173-2015:
    - (a) eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, mechanical and architectural screens, guardrails, chimneys, vents, stacks, terraces, platforms, transformer vaults, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, underground garage ramps and their associated **structures**, stair landings, planters, and public art features, elevator overruns and elements or structures on the roof of the **building** used for outside or open air recreation, green roof, safety or wind protection purposes;
  - (vii) **amenity space** must be provided at a minimum rate of:
    - (a) 2.0 square metres per **dwelling unit** of outdoor **amenity space**; and
    - (b) 1.88 square metres per **dwelling unit** of indoor **amenity space**;
  - (viii) **parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
    - (a) a minimum of 0.6 **parking spaces** per bachelor **dwelling unit** or one bedroom **dwelling unit**
    - (b) a minimum of 0.75 **parking spaces** per two or more bedroom **dwelling unit**;
    - (c) a minimum of 0.06 **parking spaces** per **dwelling unit** for visitors to the building
    - (d) where the calculation of the required number of **parking spaces** results in a number containing a fraction, the number is rounded down to the nearest whole number, but there may not be less than a requirement of one **parking space**;
    - (e) no **parking spaces** are required for the first 400 square metres of **retail store gross floor area**; and
    - (f) a minimum of 1.0 **parking spaces** for each additional 100 square metres of **gross floor area** for **retail store** beyond the first 400 square metres
  - (ix) a maximum of 20 **parking spaces** may have a width of 2.6 metres when obstructed on one side; and
  - (x) **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the

lot in accordance with the following:

- (a) a minimum of 0.8 "long term" **bicycle parking spaces** for each **dwelling unit**;
- (b) a minimum of 0.2 "short term" **bicycle parking spaces** for each **dwelling unit**;
- (c) a minimum of 2 **bicycle parking spaces** for non-residential uses.

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

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1173-2015 ]

(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.

(25) Exception CR 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 663 and 691 Kingston Road, if the requirements of this By-law No. 785-2015 are complied with, none of the provisions of 10.10.40.80(1)(C), 40.5.40.70.(1)(B), 40.10.40.1(1), 40.10.40.1(2)(A), 40.10.40.1(5)(A), 40.10.40.1(6), 40.10.40.10(2)(A), 40.10.40.10(5), 40.10.40.50(1), 40.10.40.70(2), 40.10.40.80(2), 40.10.50.10(2), 40.10.50.10(3), 200.5.10.1, 220.5.10.1(2), 220.5.10.1(3), 230.5.1.10(9)(B), apply to prevent the erection or use of a **mixed use building** if the **building** or **structure** complies with (B) to (O) below.
- (B) Within the hatched area shown on Diagram 3 of By-law No. 785-2015, the only uses permitted are two **dwelling units** in a **mixed use building**, a below grade **parking garage**, and the vehicular access.
- (C) The total **gross floor area** of the **building** must not exceed a maximum of 5,500 square metres and must not exceed:
  - (i) 4,875 square metres for the residential uses (**dwelling units**) in the **building**; and
  - (ii) 620 square metres for the non-residential use.
- (D) The maximum permitted number of **dwelling units** is forty-nine (49).
- (E) The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 5 of By-law No. 785-2015, measured from the Canadian Geodetic Datum elevation of 125.5 metres.
- (F) Despite (E) above, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height indicated on Diagram 5.
- (G) No portion of any **building** or **structure** to be erected or used on the **lot** can extend beyond the lines delineated by the heavy lines on Diagram 4 and Diagram 5 of the By-law No. 785-2015.
- (H) Despite (G) above, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections are permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 and Diagram 5.
- (I) Despite (G) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 5 on the north and west elevations of the **building**.
- (J) Despite (G) and (I) above, balconies are permitted to project not more than 2.25 metres beyond the heavy lines as shown on the south elevation of Diagram 5 for portions of the **building** beginning 4.0 metres and higher measured from the Canadian Geodetic Datum elevation of 125.5 metres.

- (K) No windows or doors are permitted on the south elevation of the **building** unless a minimum setback of 3.5 metres is provided between the **main wall** of the **building** and the south **lot line**.
- (L) Despite (K) above, doors are permitted on the south elevation of the **building** shown on Diagram 4.
- (M) **Parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom unit **dwelling unit**, a minimum of 0.7 **parking spaces** for each **dwelling unit** containing two-bedrooms, and a minimum of 1.1 **parking spaces** for each **dwelling unit** containing three-bedrooms must be provided on the **lot** in a **parking garage**; and
  - (ii) A minimum of 15 visitor **parking spaces** must be provided on the **lot** and be available for mutual use with the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road.
- (N) One loading space must be provided on the **lot** in accordance with the following:
- (i) A minimum length of 13.0 metres;
  - (ii) A minimum width of 4.0 metres; and
  - (iii) A minimum vertical clearance of 6.1 metres over at least the first 8.0 metres of the loading space measured from the end of the loading space opposite the entrance to it, and a vertical clearance of at least 4.3 metres over the balance of the loading space.
- (O) A minimum of 120 square metres of indoor **residential amenity space** must be provided on the **lot** and be available for mutual use with the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 785-2015 ]

(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:

- (A) On 873-907 Kingston Road and 218-220 Balsam Avenue, if the requirements of this By-law No. 801-2015 are complied with, none of the provisions of 40.5.40.10(1), 40.5.40.10(5), 40.10.30.40(1), 40.10.40.10(2), 40.10.40.40(1), 40.10.40.50, 40.10.40.60(1), 40.10.40.60(9), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 40.10.80.20(2), 40.10.90.10(1), 40.10.90.40(3), 200.5.1.10(1), 200.5.10.1(6), Table 200.5.10.1, 220.5.10.1(2), 230.5.10.1(5), 230.40.1.20(1), 230.40.1.20(2) and 995.10.1 apply to prevent the erection or use of a **mixed use building** if the **building** or **structure** complies with B to O below. [801-2015]

- (B) In addition the uses permitted within the CR Zone a **club** is also a permitted use on the **lot**. [801-2015]
- (C) The **lot** comprised of those lands outlined by heavy black broken lines on Diagram 1 of By-law No. 801-2015. [801-2015]
- (D) No portion of any **building** or **structure** to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 4 and heavy black broken lines on Diagram 5 of By-law No. 801-2015. [801-2015]
- (E) Despite (D), herein, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections shall be permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 and heavy black broken lines on Diagram 5 of By-law No. 801-2015. [801-2015]
- (F) Despite (D), herein balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 of By-law No. 801-2015 on the north elevation of the building and within the area above the loading space on the south elevation, beyond the heavy lines on Diagram 4 of By-law No. 801-2015. [801-2015]
- (G) The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 4 of By-law No. 801-2015, measured from the Canadian Geodetic Datum elevation of 128.725 metres. [801-2015]
- (H) Despite subsection (G) herein, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens shall be permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height stipulated on Diagram 4 and Diagram 5 of By-law No. 801-2015. [801-2015]
- (I) The total **gross floor area** of the **building** must not exceed a maximum of 14,750 square metres and must not exceed:
- (i) 10,300 square metres for the residential uses (**dwelling units**) in the building; and
  - (ii) 4,450 square metres for the non-residential use and the non-residential use shall be used for a **club** for the Y.M.C.A. [801-2015]
- (J) The maximum permitted number of **dwelling units** on the lot is ninety-three (93). [801-2015]
- (K) **Parking spaces** must be provided in the **parking garage** in accordance with the following:
- (i) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom **dwelling unit** and a minimum of 0.75 **parking spaces** for each **dwelling unit** containing two or more bedrooms shall be provided in the **parking garage**;
  - (ii) No exclusive **parking spaces** are required for visitors of the **dwelling units** or the non-residential use; and
  - (iii) The **public parking** must contain a minimum of 61 **parking spaces**. [801-2015]
- (L) Despite 200.5.1.10(2), the **parking spaces** required by Section K.(c) of this By-law may have a minimum length of 5.2 metres, provided they are accessed by a drive aisle having a width of 7.0 metres or more. [801-2015]
- (M) Despite 200.5.1.10(2), a maximum of 2 **parking spaces** may have dimensions of no less than 2.6 in width, 5.2 in length and 2.0 metres in height despite being obstructed on one side. [801-2015]
- (N) One loading space must be provided on the **lot** in accordance with the following:
- (i) A minimum length of 13.0 metres;
  - (ii) A minimum width of 4.0 metres; and
  - (iii) A minimum vertical clearance of 6.1 metres over at least the first 8.0 metres of the loading, space measured from the entrance to the loading space, and a vertical clearance of at least 4.3 metres over the balance of the loading space. [801-2015]
- (O) Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the **lot**. [801-2015]

Prevailing By-laws and Prevailing Sections: [ By-law: 801-2015 ]

(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;
- (B) Former City of North York by-law 7906; and
- (C) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(30) Exception CR 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 2978-2982 Dundas Street West and 406-408 Pacific Avenue, none of the regulations of 40.5.40.10(4), 40.5.40.10(5), 40.10.40.10(2), 40.10.40.10(5), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 40.10.80.20, 40.10.90.1, 40.10.90.10(1)(C), 40.10.100.10(1), 200.5.1.10(12)(C), 200.5.10.1 and 220.5.10.1 prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law No. 954-2015. [954-2015]
- (B) The total **gross floor area** on the **lot** must not exceed 3,325 square metres, provided:
  - (i) the residential **gross floor area** does not exceed 3,050 square metres; and
  - (ii) the non-residential **gross floor area** does not exceed 275 square metres. [954-2015]
- (C) The height of any **building** or **structure**, as measured from an established grade of 118.92 metres, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law No. 954-2015. [954-2015]
- (D) Despite (C) above, the following **building** elements and **structures** are permitted to exceed the maximum heights on Diagram 3 of By-law No. 954-2015:
  - (i) Unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height by 3.0 metres;
  - (ii) Parapet walls may exceed the permitted maximum height by 1.0 metres;
  - (iii) Fences and privacy screens may exceed the permitted maximum height by 2.5 metres; and
  - (iv) Railings may exceed the permitted maximum height by 1.2 metres. [954-2015]
- (E) No portion of any **building** or **structure** can extend beyond the areas delineated by heavy lines shown on Diagram 3 of By-law No. 954-2015. [954-2015]
- (F) Despite (E) above, the following **building** elements and **structures** are permitted to extend beyond the heavy lines shown on Diagram 3 of By-law No. 954-2015:
  - (i) Balconies may extend beyond the heavy lines by 1.5 metres provided they are located above the first three **storeys** of the **building** above-ground and are located entirely behind the **main wall** of the first three **storeys** of the building above-ground;
  - (ii) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, **landscape** planters and other similar architectural projections may extend beyond the heavy lines by 0.6 metres;
  - (iii) Any devices used to attach foliage to any living green wall element may extend beyond the heavy lines by 1.2 metres; and
  - (iv) Canopies, awnings or similar **structures** may extend beyond the heavy lines by 1.5 metres. [954-2015]
- (G) The minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.5 metres. [954-2015]
- (H) The **vehicle** access to the **building** may be 0 metres from the **lot line** abutting the **street**. [954-2015]
- (I) A **parking space** that is not in a **building** or **structure** may be set back 0 metres from a **lot line**. [954-2015]
- (J) A **parking space** must be set back at least 6.0 metres from a **lot** in the Residential Zone category. [954-2015]

(K) Despite regulation 200.5.1.10 (2)(A), 24 **stacked parking spaces** may have a minimum length of 5.09 metres and a minimum width of 2.6 metres. [954-2015]

(L) A minimum of 27 **parking spaces** must be provided in accordance with the following:

(i) a minimum of 25 **parking spaces** for **dwelling units** of the **building**, of which 24 **parking spaces** may be **stacked parking spaces**; and

(ii) a minimum of 2 **parking spaces** for visitors, and such **parking spaces** may be designated as shared commercial/residential visitor **parking spaces**. [954-2015]

(M) One Type 'C' **loading space** must be provided on the **lot**. [954-2015]

Prevailing By-laws and Prevailing Sections:

(N) Section 12(2) 270(a) of former City of Toronto By-law No. 438-86. [ By-law: 954-2015 ]

(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:

(A) On 661, 663, 669 and 677 Queen Street East and 77, 79 and 79A East Don Roadway, if the requirements of By-law 1364-2015, including the portions relating to agreements pursuant to section 37 of the *Planning Act*, are complied with, none of the provisions of Clauses and Regulations 5.10.40.70 (1) to (4), 40.5.40.10 (1), (2), (3), (4), (5), (6) and (7), 40.5.40.40, 40.10.20.100 (13), (17), (26) and (39), 40.10.40.1 (1), 40.10.40.10 (2) and (5), 40.10.40.11, 40.10.40.40 (1), 40.10.40.50 (1), 40.10.40.60, 40.10.40.70 (2), 40.10.40.80 (2), 40.10.100.10 (1), 150.90.20.1 (1), 150.94.30.1, 150.94.40.1 (1), 150.94.50.1, 200.5.10.1, 200.15.1.5, 220.5.1 (2), 220.5.10.1, 230.5.1.10 (9), 230.5.10.1 (1), (2), and (5), and 230.40.1.20 (2), apply to prevent the erection or use of a **building, structure**, addition or enlargement, uses **ancillary** thereto, permitted by (B) to (V) below;

(B) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 117,800.0 square metres; and:

(i) the total **residential gross floor area** must not exceed 65,650.0 square metres; and

(ii) the total **non-residential gross floor area** must not exceed 52,150.0 square metres;

(C) Height is measured from 81.0 metres above sea level based on the Canadian Geodetic elevation datum, to the highest point of the building or structure;

(D) No portion of any **building** or **structure** on the **lot**, excluding canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, balconies, terraces, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and green roof elements, swimming pools and jacuzzis including associated decks, partitions dividing outdoor recreation areas, wind mitigation and public art elements, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues and garbage chute overruns and associated structures may have a height of 1.0 metres greater than the height in metres specified by the number following the H symbol as shown on Diagram 3 of By-law 1364-2015;

(E) The portions of a **building** or **structure** above grade must be located within the areas outlined in Diagram 3 of By-law 1364-2015, except that canopies, awnings, building cornices, window washing equipment, lighting fixtures, ornamental elements, lightning rods, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, terraces, stairs, stair enclosures, wheel chair ramps, underground garage ramps, landscape and green roof elements, swimming pools and jacuzzis including associated decks, partitions dividing outdoor recreation areas, wind mitigation and public art elements, air intakes, vents and ventilating equipment, chimney stacks, exhaust flues and garbage chute overruns and associated structures may extend 1.0 metre beyond the areas outlined in heavy lines shown on Diagram 3 of By-law 1364-2015;

- (F) The portions of a **building** or **structure** above grade must be located within the areas outlined in Diagram 3 of By-law 1364-2015, except that balconies may extend a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 as measured perpendicular to the exterior walls of the building;
- (G) **Amenity space** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 1.55 square metres of indoor residential **amenity space** per **dwelling unit** must be provided and maintained on the **lot** in a multi-purpose room or rooms at least one of which contains a kitchen and a washroom; and
  - (ii) a minimum of 1.35 square metres of outdoor **amenity space** per **dwelling unit** must be provided and maintained on the **lot**, a minimum of 40 square metres of which must be in a location adjoining or directly accessible from a portion of the indoor residential **amenity space**;
- (H) **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.52 **parking spaces** per **dwelling unit** for residents;
  - (ii) a minimum of 0.15 **parking spaces** per **dwelling unit** for residential visitors;
  - (iii) a minimum of 1 **parking space** per 100 square metres of non-residential **gross floor area**, excluding the **gross floor area** of a **vehicle dealership** and a **vehicle service shop**;
  - (iv) a minimum of 1 **parking space** 100 square metres of **gross floor area** used for a **vehicle dealership** or **vehicle service shop** that is located above grade;
  - (v) **parking spaces used** for an automobile showroom, automobile servicing, or automobile inventory associated with a **vehicle dealership** or **vehicle service shop** on the **lot**, may be provided in tandem despite the definition of **parking space** in By-law 569-2013 and may have dimensions which are smaller than otherwise required by section 200.5.1.10(2) of By-law 569-2013;
  - (vi) a minimum of 5 **auto-share parking spaces** in a publicly-accessible location on the **lot**; and
  - (vii) The required **auto-share parking spaces** may replace the **parking spaces** otherwise required for residential occupants, up to a maximum of 15 **auto-share parking spaces**;
- (J) Sharing of parking spaces required under (H)(ii), (H)(iii) and (H)(iv) above can be permitted in accordance with the Parking Space occupancy rates outlined in Table 200.5.10.10 of By-law 569-2013;
- (i) Residential Visitor 0 percent;
  - (ii) **Retail Store** 20 percent; and
  - (iii) **Vehicle Dealership** 20 percent;
- (K) A minimum amount of **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) 0.9 long-term **bicycle parking spaces** per **dwelling unit** for residents;
  - (ii) 0.1 short-term **bicycle parking spaces** per **dwelling unit** for residential visitors;
  - (iii) 5 long-term **bicycle parking spaces** for retail occupants/employees located in **Parcel A**;
  - (iv) 10 long-term **bicycle parking spaces** for retail occupants/employees for **retail stores** or **retail services** located in **Parcel B**;
  - (v) 9 short-term **bicycle parking spaces** for retail visitors for **retail stores** or **retail services** located in **Parcel A**;
  - (vi) 16 short-term **bicycle parking spaces** for retail visitors for **retail stores** or **retail services** located in **Parcel B**;
  - (vii) 20 **bicycle parking spaces** for **vehicle dealership** and **vehicle service shop** occupants and visitors; and
  - (viii) the location of the required long-term **bicycle parking spaces** must be located on the **lot** in a weather protected location either at grade or one level below grade and the location of required short-term **bicycle parking spaces** must be located on the **lot** at grade;
- (L) A minimum of two Type "B" **loading spaces**, one Type "C" **loading space**, one Type "G" **loading space**, and one lay-by for a car-carrier vehicle must be provided on **Parcel A**;
- (M) A minimum of two Type "B" **loading spaces** must be provided on **Parcel B**;
- (N) A minimum of one Type "G" **loading space** must be provided on **Parcel B**, unless already provided on **Parcel A**;
- (O) In addition to the permitted uses identified in Section 40.10.20.10 of By-law 569-2013, **auto-share**, **auto-share parking space**, and **public parking** are also permitted uses on the **lot**;
- (P) A minimum of three (3) non-residential units must have **frontage** on Queen Street East and be directly accessible

from Queen Street East;

- (Q) **Dwelling units** are not permitted on the **first floor** or any level below grade;
- (R) A **vehicle dealership** and **vehicle service shop** are only permitted on Parcel A;
- (S) The **first floor** of the **building or structure** on **Parcel A** must be setback a minimum of 0.815 metres from the property line along East Don Roadway;
- (T) Despite any other provisions of this By-law, if construction proceeds in phases, the first phase of construction must occur on **Parcel A** and despite Sections (E), (F), (G), (H) and (I) herein, prior to the completion of construction on **Parcel B**:
  - (i) the combined **residential gross floor area** and **non-residential gross floor area** erected or used on Parcel A must not exceed 89,000.0 square metres, of which not more than 48,200.0 square metres can be **residential gross floor area** and not more than 40,800.0 square metres can be **non-residential gross floor area**;
- (U) **Parcel A** and **Parcel B** mean the lands identified as **Parcel A** and **Parcel B** respectively on Diagram 1 of By-law 1364-2015;
- (V) Exception CR (x32) shall apply to all of the lands collectively regardless of future severance, partition or division;
- (W) For the purpose of this Exception CR (x32), all bold-type words and expressions have the same meaning as defined in By-law 569-2013, as amended, with the exception of the following:
  - (i) **Auto-share** means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) **Auto-share parking space** means a parking space that is reserved and actively used for **auto-share**.

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 1364-2015 ]

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) 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) The minimum **building setback** from a **lot line** that abuts:
  - (i) Danforth Rd. is the greater of 16.5 metres, from the original centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; 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**; and
- (C) A minimum 1.5 metre wide strip of land used for **soft landscaping**, must be provided along the entire portion of a **lot line** that abuts a **lot** in the RT zone.

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; and
- (B) Schedule 'D' Airport Hazard Map from City 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27933; and
- (B) Former City of North York by-law 29035.

(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**; and
- (v) access to the **amusement arcade** must 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; and

- (F) The westerly and southerly 1.5 metres of the site must be **landscaped** and a 0.9 metres 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 regulation 40.10.40.70(3)(D) do not apply; and

- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(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) A **veterinary hospital** is 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, if a fence is erected along the northerly and westerly limits of **Lot** 10, registered Plan 4041.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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;
- (B) Former City of North York by-law 28127; and
- (C) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City 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:

- (A) None of the regulations of 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 40.10.50.10(1), 150.94.50, 230.5.1.10(6), 230.5.1.10(9)(A), 230.5.10.1(1) and 400.10.100.10(1) prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following regulations:
- (B) Despite the uses listed in regulation 40.10.20.10, the only uses permitted are: **art gallery, artist studio, automated banking machine, financial institution, massage therapy, office, park, performing arts studio, personal service shop, pet services, production studio, retail store, software developing and processing, veterinary hospital, wellness centre**;
- (C) Despite the uses listed in regulation 40.10.20.20, the only uses permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 are: **custom workshop, eating establishment, funeral home, outdoor patio, outdoor sales or display, public parking, recreation use, renewable energy, retail service, service shop, take-out eating establishment and vehicle service shop**;
- (D) Despite (B) and (C) above, **open storage** is permitted, subject to the following:
- (i) **open storage** may only be associated with a **vehicle service shop**;
  - (ii) **open storage** may not be located in a **yard** that abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category;
  - (iii) **open storage** may not be located in a **front yard** or **side yard**;
  - (iv) **open storage** may be no more than 10 percent of the **lot area**;
  - (v) **the maximum height of open storage** is 5.5 metres; and
  - (vi) **open storage** must be enclosed by a fence;
- (E) The **front lot line** is the **lot line** abutting Midland Avenue;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (G) A minimum of 13 **bicycle parking spaces** must be provided; and
- (H) A minimum of 398 square metres of **landscaping** must be provided in the **street yard**, of which a minimum 252 square metres must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 695-2016 ]

(72) Exception CR 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 11 and 33 Centre Avenue and 80 Chestnut Street none of the regulations of 40.5.40.10(3), 40.5.40.10(4), 40.5.40.60, 40.5.40.70, 40.10.20.10(1), 40.10.20.20(1), 40.10.40.10(1), 40.10.40.40(1), 40.10.40.60(2), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), 40.10.40.60(8), 40.10.40.70(1), 40.10.40.80(1), 40.10.90.10(1), 40.10.90.40(3), 40.10.100.10(1), 200.5.10.1(1), 220.5.10.1(3), 220.5.10.1(5), 220.5.10.1(9), 230.5.10.1(1) prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) to (P) below and By-law 758-2016;
- (B) The only uses permitted are:
- (i) Courts of Law;
  - (ii) Offices;
  - (iii) **Eating Establishment;**
  - (iv) **Take-Out Eating Establishment;**
  - (v) **Retail Service;**
  - (vi) **Retail Store;**
  - (vii) **Personal Service Shop;** and
  - (viii) **Automated Banking Machine;**
- (C) The combined total **gross floor area** of an **eating establishment, take-out eating establishment, retail service, retail store, personal service shop, and automated banking machine**, may not exceed 5,000 square metres;
- (D) Courts of Law, may include the following:
- (i) Courtrooms;
  - (ii) Conference settlement rooms;
  - (iii) Interview rooms;
  - (iv) Judicial chambers;
  - (v) Libraries;
  - (vi) Crown attorney offices;
  - (vii) Courthouse service agencies;
  - (viii) Court support services, administration and associated offices;
  - (ix) Offices and facilities, including police court bureau, associated with law enforcement, including, but not limited to Toronto Police Services and the OPP;
  - (x) Prisoner handling and holding cells;
  - (xi) Secure parking; and
  - (xii) other uses as may be necessary and incidental to the operation of courts of law or the usual activities within courts of law;
- (E) No portion of any **building or structure** above ground may be located outside the area delineated by heavy lines shown on Diagram 3 attached to By-law 758-2016;
- (F) Despite regulation (E) above, lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, planters, balustrades, bollards or other similar security **structures**, stairs, covered stairs or enclosures, awnings, fences and safety railings, trellises, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, retaining walls, underground garage ramps, wheel chair ramps, ornamental or architectural features, landscape features, public art and art installations, telecommunications equipment, bicycle parking, bicycle maintenance equipment, identification signage for courts of law, antennae and flag poles, above ground on the lands may be located outside the areas delineated by heavy lines shown on Diagram 3 attached to By-law 758-2016;
- (G) The height of any **building or structure**, including the mechanical penthouse, may not exceed the height in metres in the corresponding height area as specified by the numbers following the letters "HT" on Diagram 3 attached to By-law 758-2016 measured from the Canadian Geodetic Datum elevation of 92.26 metres;
- (H) Despite regulation (G) above, lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, planters, balustrades, bollards or other similar security **structures**, stairs, covered stairs or enclosures, awnings, fences and safety railings, trellises, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, mechanical equipment, retaining walls, wheel

chair ramps, underground garage ramps, elevator enclosures, ornamental or architectural features, landscape features, public art and art installations, telecommunications equipment, bicycle parking, bicycle maintenance equipment, flag poles, **structures** on any roof used for outside or open air recreation, maintenance, safety, or wind protection purposes, and **green roofs**, may exceed the maximum permitted height in metres specified by the numbers following the letters "HT" on Diagram 3 attached to By-law 758-2016 for the corresponding **building** envelope area by not more than 4.0 metres;

- (I) Despite regulations (G) and (H) above, antennae are permitted within the most northerly 13.0 metres of the portion of the **building** or **structure** located within the height area delineated by "HT 135M" on Diagram 3 attached to By-law 758-2016 provided they do not exceed the maximum permitted height in such area by more than 4.0 metres;
- (J) Despite regulations (G) and (H) above, identification signage for courts of law are permitted within the height area delineated by "HT 0M" on Diagram 3 attached to By-law 758-2016 and lighting fixtures, canopies, ornamental or architectural features, public art and art installations, and flag poles located within the height area delineated by "HT 0M" on Diagram 3 attached to By-law 758-2016 may exceed the maximum permitted height within such area by more than 4.0 metres;
- (K) A minimum of 100 **parking spaces** must be provided and maintained on the lands, including a minimum of five (5) accessible **parking spaces**;
- (L) No visitor **parking spaces** are required;
- (M) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 12 **parking spaces** may be obstructed on one side and have the following minimum dimensions:
  - (i) length - 5.0 metres;
  - (ii) width - 2.6 metres; and
  - (iii) vertical Clearance - 2.1 metres;
- (N) A minimum of two Type "B" **loading spaces** and a minimum of two Type "C" **loading spaces**, must be provided on the lands;
  - (i) a minimum of 0.2 "long-term" **bicycle parking spaces** for every 100 square metres of **gross floor area** on the lands; and
  - (ii) a minimum of 1 shower and change facility for each gender; and
- (O) "Long-term" **bicycle parking spaces** must be provided within the **building** in accordance with the following requirements:
- (P) No "short term" **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86. [ By-law: 758-2016 ]

(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; and
- (B) Schedule 'D' Airport Hazard Map from City 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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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;
- (B) Section 64.25(4) of North York zoning by-law 7625; and
- (C) Schedule 'D' Airport Hazard Map from City 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.25(1) of the City of North York zoning by-law 7625.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 26560 and 27290; and
- (B) Section 64.25(1) of the City of North York zoning by-law 7625.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27290; and
- (B) Section 64.25(1) of the City of North York zoning by-law 7625.

(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** has 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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 8837; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 the Residential Zone category or residential apartment zone; and
- (B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building or structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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.

(99) Exception CR 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 maximum of 67 dwelling units is permitted.
- (B) Despite regulations 40.10.40.10(3), the maximum height of a **building or structure** is 3 **storeys** and 11.3 metres.
- (C) Despite regulations 40.10.30.40(1), the permitted maximum **lot coverage** is 48% of the **lot area**.
- (D) Despite regulations 40.10.40.40(1), the permitted maximum **gross floor area** is 8,556 square metres.
- (E) Despite regulations 40.10.40.70(3)(A), (B), (C) and 40.10.40.70 (4), the minimum **building setbacks** are as shown on Diagram 3 of By-law No. 1013-2014.
- (F) Despite regulations 40.10.40.80(2), the minimum separation distance between buildings is as shown on Diagram 3 of By-law No. 1013-2014.

(G) A minimum of 300 square metres of outdoor **amenity space** is to be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1013-2014 ]

(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 permitted if 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 permitted if 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)

(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; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 Article 40.10.20, the only uses permitted 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 permitted if 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**; and
- (F) No **loading space** is required;
- (G) A **landscaped** strip 1.2 metres in width must be provided along the entire west **lot 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.

(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.

(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.

(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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 regulation 40.10.40.70(3)(D) do not apply; and
- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (C) Former City of North York by-laws 21425 and 24694.

(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.

(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.

(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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.24(2) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City 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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 11770; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 (2), and 40.10.40.10 (3), the maximum height of a **building** or **structure** that has only commercial uses is one **storey**;
- (B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (C) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 8523; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.26(2), former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and

(B) Schedule 'D' Airport Hazard Map from 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 Article 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 Article 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 Article 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 Article 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 Article 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 Article 40.10.20, the following uses are not permitted: **vehicle fuel station, vehicle service shop, vehicle repair shop, vehicle washing establishment, and vehicle dealership**;
- (B) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage** is 40%;
- (C) Despite regulation 40.10.40.1(2)(A), the floor level of the first **storey** must be within 0.4 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (D) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** on the **lot** is the lesser of 9.0 metres or 2 storeys, measured from a geodetic elevation of 155.20 metres;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.0 metres;
- (F) The maximum **gross floor area** is 1600.0 square metres;
- (G) Despite regulation 40.10.40.70(2), the minimum **building setback** from:
- (i) the south and north **lot lines** is 3.0 metres; and
  - (ii) the west **lot line** is 19.0 metres;
- (H) Despite regulation 40.10.50.10(1), a minimum:
- (i) 0.9 metre wide strip of **landscaping** is required along the **front lot line**, excluding walkways and **driveways**; and
  - (ii) 1.5 metre wide strip of **landscaping** is required along the south **lot line**;
- (I) A minimum of 140 square metres of **landscaping** is required;
- (J) Despite regulation 200.5.10.1(1), a minimum 24 **parking spaces** is required;
- (K) Despite regulation 220.5.10.1, no **loading spaces** are required; and
- (L) Despite regulation 230.5.10.1(1), a minimum 6 **bicycle parking spaces** are required.

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

[ By-law: 68-2016 (OMB) ]

(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 Article 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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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.

(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; and  
(B) Section 64.25(6), former 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.

(A) Section 64.23(20) of North York zoning by-law 7625. [ By-law: 607-2015 Under Appeal ]

(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.

(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 277

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

Site Specific Provisions:

- (A) 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 (2), and 40.10.40.10 (3), 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)

(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;
- (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.

(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.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 Ave. E. is the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and

(ii) the greater of 16.5 metres from the centre line of Brimley Rd. or 3.0 metres from a **lot line** abutting Brimley Rd.

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 Ave. E. is the greater of 16.5 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.

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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
- (C) The minimum **building setback** from the **rear lot line** is 7.5 metres.

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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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.

(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.

(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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.

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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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; and
- (B) Exception number 9 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 10076.

(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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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; and
- (B) Exception number 9 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 10076.

(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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) the greater of 16.5 metres from the centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; 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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) the greater of 16.5 metres from the centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; 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.

(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 Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; 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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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 uses permitted are:

- (i) **club**;
- (ii) **place of worship**;
- (iii) **recreation use**;
- (iv) **day nursery**;
- (v) **vehicle fuel station**; and
- (vi) **vehicle service shop**; and

- (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 uses permitted are:

- (i) **place of worship**;
- (ii) a **recreation use** that is a curling rink;
- (iii) an **eating establishment** if it is in combination with a curling rink;
- (iv) **day nursery**;
- (v) **retail store** if only furniture is sold; and
- (vi) **warehouse** if it only involves the warehousing of furniture; and

- (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** that is a curling rink and related uses that 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' of former City of Scarborough zoning by-law 24982.

(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, if:

- (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; and
- (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**; and
- (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; and
  - (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.

(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 uses permitted 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**; and
- (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**; and
- (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 uses permitted 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**; and
- (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**; and
- (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.

(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)

(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 Ave. East; and
  - (ii) 16.5 metres if the **lot line** abuts Bellamy Rd.; 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)

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East;
- (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:

- (A) Schedule "C" Exception 39, of former City 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 Rd. and Lawrence Ave. 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**; and
- (D) A **place of worship** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 39, of former City 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 Rd. or Lawrence Ave. is the greater of 21.0 metres, from the original centre line of Markham Rd. or Lawrence Ave., or 3.0 metres from a **lot line** abutting Markham Rd. or Lawrence Ave.; 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 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 Rd. is the greater of 21.0 metres, from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.;
  - (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; and
  - (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 Rd. is the greater of 21.0 metres, from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; 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 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.

(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 permitted maximum **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 **lot line** abutting a **street**;
- (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 former City of Scarborough zoning by-law 12797.

(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 permitted maximum **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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. 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, if 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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (B) A **place of worship** is permitted; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 45, of former City 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 permitted maximum **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 permitted maximum **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 if they comply with Chapter 150: **vehicle fuel station, vehicle service shop**, and **vehicle washing establishment**;
- (B) A **retail store** is also a permitted use, and any single **retail store** must 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 former City of Scarborough zoning by-law 15907.

(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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; and

- (ii) Brimorton Dr. is 16.5 metres, measured from the centre line of the original road allowance of Brimorton Dr.; 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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Ellesmere Rd.; 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 Rd. or Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Ellesmere Rd.;
- (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; 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:

- (A) Schedule "C" Exception 14, of former City 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 Rd. 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 Rd. or Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Ellesmere Rd.;
- (B) The minimum **building setback** from the **rear lot line** is 3.0 metres; and
- (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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.;
- (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 set back from a **lot line** that abuts a **street** the greater of:
  - (i) a distance equal to half 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**; and
- (D) A recreational use is not permitted.

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

(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 are 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 former City 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 Rd. or Ellesmere Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Ellesmere Rd.;
- (B) The minimum **building setback** from a **side lot line** is 3.0 metres; and
- (C) A **place of worship** is permitted if it is in:
  - (i) a **building** that is setback from a **side lot line** a distance equal to at least half the height of the **building**; and
  - (ii) a **building** that 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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) Bellamy Rd. is 16.5 metres, measured from the centre line of the original road allowance of Bellamy Rd.; 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)

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. 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 times 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 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 Rd. or 3.0 metres from a **lot line** abutting Ellesmere Rd.; 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; and
- (D) The permitted maximum **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 Rd. or Lawrence Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd. and Lawrence Ave. 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; and
- (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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.;
- (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**; and
  - (ii) no immobilized or seriously damaged **vehicle** may be stored outside of a wholly enclosed **building**; and
  - (iii) all auto body repair work must be done within 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; and

(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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; 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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; and

(B) A **place of worship** is permitted; and

(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 Rd. is 21.0 metres, measured from the centre line of the original road allowance of Markham Rd.; 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 Rd. and Lawrence Ave. 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**; and
- (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 Ave. East, is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
  - (ii) Scarborough Golf Club Rd., is 16.5 metres, measured from the centre line of the original road allowance of Scarborough Golf Club Rd.; 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;
- (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.
- (l) 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

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) Despite regulations 40.10.20.10 (1) and 40.10.20.20 (1), only the following uses are permitted:
  - (i) **Dwelling Unit** in a permitted **building** type in regulation 40.10.20.40.(1); and
  - (ii) **Home Occupation** that complies with the specific use regulations in Section 150.5.
- (B) The maximum number of **dwelling units** permitted is 37.
- (C) Regulation 40.10.40.1 (3) does not apply.
- (D) Regulation 40.10.40.10 (5) does not apply.
- (E) Despite regulation 40.10.40.70 (4), the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 4.0 metres for a **building** with front entrances facing Galloway Road; and
  - (ii) 3.0 metres in all other cases.
- (F) The minimum **building setback** from a **lot line** is:
  - (i) 0.9 metres from a lot line that abuts a lot in the Residential Zone category;
  - (ii) 1.5 metres from a lot line that abuts a lot in the Commercial Residential Zone category.
- (G) Despite regulation 40.10.50.10 (3), a minimum 0.9 metres wide strip of **landscaping** must be provided along the part of a **lot line** abutting a **lot** in the Residential Zone category or Institutional Zone category.
- (H) A **bicycle parking space** may be combined with a **parking space** for a vehicle.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 791-2015 ]

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East; and
- (B) The maximum **lot coverage** is 20%;
- (C) The minimum **building setback** from a:
  - (i) **side lot line** is 3.0 metres; and
  - (ii) **rear lot line** is 7.5 metres; and
- (D) The only use permitted is a **Funeral Home**, including the **Funeral Home** operator's residence on the second floor; and
- (E) **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) Only business and professional office uses are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (C) **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)

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East;
- (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 half 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 half the total height of the two **buildings**; and
- (E) Only the following uses are permitted:
  - (i) office;
  - (ii) **financial institution**;
  - (iii) pharmacy;
  - (iv) **Art Galleries**, Book Stores;
  - (v) Travel Agency; and
  - (vi) Dancing and Music Studio for the purpose of teaching dancing and music.

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

(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 Ave. East is 21.0 metres, measured from the centre line of the original road allowance of Lawrence Ave. East;
- (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 half 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 half 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; and
  - (vi) Dancing and Music Studio for the purpose of teaching dancing and music; and
- (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 times 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 times 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 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 Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;

(ii) the greater of 16.5 metres from the original centre line of Brimley Rd. or 3.0 metres from a **lot line** abutting Brimley Rd.; 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 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 original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East; and

(C) The minimum **building setback** from a **rear lot line** is 7.5 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 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 Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of McCowan Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; 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 Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.;
- (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 the Residential Zone category must be used 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 permitted maximum **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 Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.;
  - (ii) the greater of 16.5 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or St. Clair Ave. E.; and
- (C) A **side lot line** or **rear lot line** that abuts the 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 Ave. E., or 3.0 metres from a **lot line**

abutting St. Clair Ave. E.;

- (ii) the greater of 16.5 metres from the centre line of Birchmount Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Rd. or St. Clair Ave. E.; 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 the Residential Zone category must be used 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 permitted maximum **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 18.0 metres from the centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.;
- (ii) the greater of 16.5 metres from the centre line of Kennedy Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd. or Danforth Rd.; and
- (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. Danforth Rd., or St. Clair Ave. E.

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 if:

- (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 permitted maximum **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 Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
- (ii) the greater of 16.5 metres from the centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.

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 if it is a professional or business office;
- (B) The permitted maximum **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 16.5 metres from the centre line of Kennedy Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd. and Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or Danforth Rd.; and
- (D) A **side lot line** or **rear lot line** that abuts the 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 Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.; 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 the Residential Zone category must be used 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 permitted maximum **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 Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd. and Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or Danforth Rd.; and
- (C) A **side lot line** or **rear lot line** that abuts the 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 if:

- (i) they are located in a **mixed use building**; and
  - (ii) they are located on or above the second **storey**; and
- (B) The permitted maximum **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 16.5 metres from the centre line of Danforth Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.; and
- (D) A **side lot line** or **rear lot line** that abuts the 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 Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than St. Clair Ave. E.; 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 the Residential Zone category must be used 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 permitted in if:
  - (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; and
- (B) The permitted maximum **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
- (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 Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd. and Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Rd. or Danforth Rd.; and
- (D) A **side lot line** or **rear lot line** that abuts the 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 Rd. and Birchmount Rd., or 3.0 metres from a **lot line** abutting Danforth Rd. or Birchmount Rd.;
- (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 the Residential Zone category must be used for **soft landscaping**.

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 if it is a business or professional office, and **dwelling unit**;
- (B) A **dwelling unit** is permitted if it is located in a **duplex, fourplex, detached house**, semi-detached, or **townhouse**;
- (C) The permitted maximum **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; and
- (D) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 3.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) exception number 3 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9174.

(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 permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) the greater of 18.0 metres from the original centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave. or St. Clair Ave. E.

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 permitted maximum **gross floor area**, (A) 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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.; and
- (C) **Amusement devices** are not permitted, except for **premises** where liquor is **lawfully** sold, if 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 uses permitted are: **vehicle fuel station**, and **vehicle repair shop**, subject to Sections 150.92 and 150.94;
- (B) The permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.

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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave.

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 Ave., Eglinton Ave. E., Eglinton Square and Pharmacy Ave.; and
  - (ii) 9.0 metres from a **lot line** abutting any other **street** not listed in (i); and
- (B) despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'c' on the zoning by-law Map, the permitted maximum **gross floor area**, not including the area of 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** must 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 permitted maximum **gross floor area** is 0.25 times the area of the **lot**, excluding any floor area used for parking; and
- (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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the greater of 16.5 metres from the original centre line of Pharmacy Ave., or 3.0 metres from the **lot line** abutting Pharmacy Ave.

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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) the greater of 18.0 metres from the original centre line of St. Clair Ave. E., or 3.0 metres from a **lot line** abutting St. Clair Ave. E.; and
  - (iii) 3.0 metres from a **lot line** abutting Pitt Ave.

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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.

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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; 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** must be used for **soft landscaping** purposes;
- (E) On Registered Plan M-832, a split level dwelling is considered as a one- **storey** dwelling; and
- (F) On Registered Plan M-832, in order that it is clearly established when a dwelling is erected that an attached garage may or may not be erected in the future, the following restrictions apply:

- (i) any dwelling erected without provision for a garage or carport incorporated in the construction of the main dwelling, must 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) do 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 metres 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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (B) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is the greater of 16.5 metres, from the centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; 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 permitted maximum 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 permitted maximum 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 permitted maximum **gross floor area** is 3700.0 square metres;
- (B) The permitted maximum **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.

(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 permitted if it does not exceed a **gross floor area** of 1.2 times the area of the **lot**, excluding all **ancillary** storage and internal mall walkways;
- (C) The permitted maximum **gross floor area** is 1.93 times the area of the **lot**;
- (D) The **gross floor area** of a **retail store** must not exceed 0.08 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 permitted maximum height is 35.0 metres; and
- (H) The erection or use of **buildings** or **structures** is 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.

(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 permitted maximum **gross floor area** is 0.34 times the area of the **lot**;
- (B) Despite (A) the permitted maximum **gross floor area** for a library is 1.2 times the area of the **lot**, excluding all **ancillary** storage and internal mall walkways;
- (C) The permitted maximum **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;
- (E) The minimum **parking space** rate for retail use is 5.0 **parking spaces** per 100.0 square metres of **gross floor area**;
- (F) The permitted maximum height is 20.0 metres; and
- (G) The erection or use of **buildings** or **structures** is 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 permitted maximum **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**;
  - (iii) a minimum of 1.3 **parking spaces** per **dwelling unit** provided as follows:
    - (a) 1.0 enclosed **parking space** per **dwelling unit** for residential use; and
    - (b) 0.3 **parking spaces** per **dwelling unit** for visitor use; and
  - (iv) a minimum of 3.0 **parking spaces** per 100 square metres of **gross floor area** for all other uses.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 22 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(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, if:
  - (i) it is mechanical; and
  - (ii) the minimum number of **vehicle** stacking spaces leading to the entrance is 10; and
- (C) The permitted maximum **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 permitted maximum **gross floor area** for office use is 13,955.0 square metres;
- (B) The permitted maximum 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 permitted maximum **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 Rd.; 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 former City of Scarborough zoning by-law 14402; and

(B) Exception number 4 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 14402.

(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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;

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

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

(B) The permitted maximum 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 Ave. and Sheppard Ave. E., or 3.0 metres from a **lot line** abutting Victoria Park Ave. and Sheppard Ave. E.;

(ii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave. or Sheppard Ave. E.; and

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

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

(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 if:

(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 Ave. street line; and

(D) Despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map 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 Rd. street line and within 55 metres from the McNicoll Ave. street line; and
  - (ii) 11 **storeys** beyond 35 metres and within 60 metres from the Kennedy Rd. street line and within 55 metres from the McNicoll Ave. street line;
  - (iii) 12 **storeys** within 35 metres of the remainder of the Kennedy Rd. street line; and
  - (iv) 5 **storeys** on the remaining lands; and
- (G) The **angular plane** requirements of regulation 40.10.40.70(2)(D) do not apply;
- (H) The **rear yard setback** requirements of regulations 40.10.70.70(2)(A)(i) and 40.10.40.70(2)(A)(ii) do not apply;
- (I) 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
- (J) 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 permitted maximum **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 Ave. and 3.0 metres from a **lot line** abutting Warden Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Warden Ave. or Bamburgh Circle; and
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres; and
- (D) Below-ground **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 Ave.;
- (B) The total permitted maximum **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 permitted maximum **gross floor area** of all **take-out eating establishments**, except bakeries and delicatessens without seating facilities, cannot exceed 465 square metres;
- (D) The permitted maximum **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 former City of Scarborough zoning by-law 17677.

(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
  - (v) 10.7 **parking spaces** for each 100 square metres of **gross floor area** for an **eating establishment** or **take-out eating establishment** uses; and [ By-law: 607-2015 Under Appeal ]
  - (vi) a minimum of 3.2 **parking spaces** for all other uses.
  - (vi) a minimum of 3.2 **parking spaces** for each 100 square metres of **gross floor area** for all other uses. [ By-law: 607-2015 Under Appeal ]

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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; 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 Ave. E.

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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres

from a **lot line** abutting Kingston Rd.;

- (ii) St. Clair Ave. is the greater of 16.5 metres, from the centre line of St. Clair Ave., or 3.0 metres from a **lot line** abutting St. Clair Ave.; 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 Ave. is the greater of 18.0 metres, from the centre line of St. Clair Ave., or 3.0 metres from a **lot line** abutting St. Clair Ave.; 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 permitted maximum **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 21.0 metres from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.; 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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; 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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; 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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; 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)

(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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; 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 used for **soft landscaping**; and
- (D) 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 Rd. is the greater of 21.0 metres, from the centre line of Kingston Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; 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.

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; and
- (B) The permitted maximum **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 permitted if:
  - (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 permitted maximum **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, that are less than what is required by this By-law, then the minimum **parking space** dimensions are those that **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.

(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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) A **lot line** that abuts the 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 permitted maximum **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 Ave. is the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (D) A **lot line** that abuts the 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 former City of Scarborough zoning by-law 9089.

(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 permitted maximum **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 Ave. is the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (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 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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (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 former City of Scarborough zoning by-law 9089.

(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 permitted maximum **gross floor area**, excluding all **basement** area, is 0.6 times the area of **lot**;
- (B) Despite (A) above, the permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.;
- (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** is required along an entire **lot line** abutting the RM zone.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 11 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 9089.

(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 permitted maximum **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 Ave. E. is the greater of 23.0 metres from the original centre line, or 5.0 metres from a **lot line** abutting Eglinton Ave. E.;
- (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 the 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 permitted maximum **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 Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; 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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Birchmount Rd.; 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: **dwelling unit**, office, **place of worship**, and **club**;
  - (B) The permitted maximum **gross floor area**, excluding all **basement** area is 0.4 times the area of the **lot**;
- Prevailing By-laws and Prevailing Sections: (None Apply)
- (C) despite the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, a maximum of one **dwelling unit** per 64 square metres of **lot area** is permitted on lands being part of Borough **Lot 29**, Concession "D";
  - (D) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 16.5 metres; and
  - (E) The minimum **building setback** from a **rear lot line** is 7.5 metres.

(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 permitted maximum **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 Rd. 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 permitted maximum **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 Rd. 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 permitted maximum **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 Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. 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 permitted maximum **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 Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East;

- (ii) 21.0 metres from the original centre line of Victoria Park Ave., or 3.0 metres from the **lot line** abutting Victoria Park Ave.; and
  - (iii) 3.0 metres from the **lot line** abutting Hepscott Terrace; 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; 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 permitted if;
  - (i) the **building setback** from a **side lot line** is at least half the height of the **building**;
  - (ii) the **building setback** from another **building** is at least equal to 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 **gross floor area** is 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 Ave., or 3.0 metres from the **lot line** abutting Victoria Park Ave.; and
  - (ii) 21.0 metres from the centre line of original Sheppard Ave. E., or 3.0 metres from the **lot line** abutting Victoria Park Ave.; 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 former City of Scarborough zoning by-law 12466.

(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**;
- Prevailing By-laws and Prevailing Sections: (None Apply)
- (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 Ave. or 3.0 metres from a **lot line** abutting Victoria Park Ave.; and
    - (ii) the greater of 21.0 metres from the original centre line of Finch Ave. East or 3.0 metres from a **lot line** abutting Finch Ave. East; and
  - (D) The minimum **building setback** from a **side lot line** and **rear lot line** is 4.5 metres.

(549) Exception CR 549

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

Site Specific Provisions:

- (A) The maximum **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 Ave. East; or
  - (ii) 3.0 metres from a **lot line** abutting Finch Ave. East; and
- (D) The minimum **building setback** from a **side lot line** and **rear lot line** is 9.0 metres; and
- (E) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of enclosed pedestrian walkways may not exceed 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 59 of Exceptions List - Schedule `C' of former City of Scarborough zoning by-law 12466. [ By-law: 1054-2013 ]

(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 permitted maximum **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 metres;
- (D) The permitted maximum **building** height, not including mechanical equipment is 9.0 metres;
- (E) 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;
- (F) A minimum of 3 **parking spaces** must be provided for each 100 square metres of **gross floor area** for all other uses; and
- (G) 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, must 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 permitted maximum **gross floor area** of all **buildings** is 6350.0 square metres;
- (C) The maximum total combined **gross floor area** for all **ancillary** retail and **personal service shop** use is 3100.0 square metres;
- (D) 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 Ave. East or Warden Ave.; or
  - (ii) 3.0 metres from a **lot line** abutting Finch Ave. East or Warden Ave.;
- (E) The minimum **building setback** from a **side lot line** and **rear lot line** is half the average height of the **building main walls** abutting both sides of the **lot line**;
- (F) The minimum **building setback** for an underground **parking garage** is 0.7 metres from the **lot line**

abutting Finch Ave. 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, if 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, if 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 Rd., or 3.0 metres from a **lot line** abutting Birchmount Rd.; and
  - (ii) 21.0 metres from the centre line of Finch Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East; and
- (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** that will be provided according to Table 200.5.10.1 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 Ave. East, or 3.0 metres from the **lot line** abutting Finch Ave. East; and
  - (ii) 3 metres from a **lot line** abutting Wayside Ave.; and
- (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**; and
- (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 former City of Scarborough zoning by-law 12466.

(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 if:
- (i) that it complies with the specific use regulations in Section 150.50;
  - (ii) that the permitted maximum **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 half 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; and
- (C) The permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.

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 Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.

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 permitted if:
- (i) that it complies with the specific use regulations in Section 150.50;
  - (ii) that the permitted maximum **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 half 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; and
- (B) The permitted maximum **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 Rd., Military Trail, and Morrish Rd., or 3.0 metres from a **lot line** abutting Kingston Rd., Military Trail, and Morrish Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd., Military Trail, and Morrish Rd.

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 permitted if:
- (i) that it complies with the specific use regulations in Section 150.50;
  - (ii) that the permitted maximum **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 half 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; and
- (B) The permitted maximum **gross floor area** 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 Military Trail, and Morrish Rd., or 3.0 metres from a **lot line** abutting Military Trail, and Morrish Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Military Trail, and Morrish Rd.

Prevailing By-laws and Prevailing Sections:

- (A) Exception numbers 1 and 23 of Exceptions List - Schedule 'C' of 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, if they are not a medical office;
- (C) The permitted maximum **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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.

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**; and

(B) despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, **dwelling units** are permitted if 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 permitted maximum height of a **building** on the **lot** is 25.0 metres, not including rooftop mechanical equipment;

(F) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and

(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**; and

(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 3 of Exceptions List - Schedule 'C' of former City of former City of Scarborough zoning by-law 9276.

(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**, if 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**, if it is an **ancillary** use;
  - (vii) an office, if it is not a medical office;
  - (viii) **personal service shop**;
  - (ix) **retail store**; and
  - (x) **service shop**; and
- (B) Despite land use permissions for this zone, an **amusement arcade** is not a permitted use;
- (C) The permitted maximum **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) despite the permitted maximum floor space index of all land uses on the **lot**, and the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, the permitted maximum 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**.

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

(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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting St. Clair Ave.; and
  - (ii) the greater of 22.0 metres from the original centre line of Danforth Rd. or 3.0 metres from a **lot line** abutting Danforth Rd.

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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 2.4 metres from a **lot line** abutting any **street** other than Danforth Rd.

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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

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 permitted maximum **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 Rd., or St. Clair Ave. , or 3.0 metres from a **lot line** abutting Kennedy Rd. or St. Clair Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd. or St. Clair Ave.

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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.; and
- (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 permitted maximum **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 Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave.; 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 permitted maximum **gross floor area**, not including the area of **basements**, is 60% of the **lot area**;
- (C) Despite (B) above, the permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Kennedy Rd.

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 permitted maximum **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 Ave.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Midland Ave.; 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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Kennedy Rd.; and
- (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**; and
- (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 permitted maximum **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 Ave. or 3.0 metres from a **lot line** abutting St. Clair Ave.;
  - (ii) 3.0 metres from a **front lot line** abutting any **street** other than St. Clair Ave.; 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 Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Danforth Rd.

Prevailing By-laws and Prevailing Sections:

- (A) Exception number 4 of Exceptions List - Schedule 'C' of former City of Scarborough zoning by-law 9276.

(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 permitted maximum **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; and
- (D) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is the greater of 21.0 metres from the centre line of Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.;
- (E) Despite Clause 40.10.40.60, a roof overhang may 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 times 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 permitted maximum **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 permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

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 permitted maximum **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 permitted maximum 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; and
- (E) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
- (F) 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 permitted maximum **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 permitted maximum 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; and
- (D) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; 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)

(586) Exception CR 586

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

Site Specific Provisions

Site Specific Provisions:

- (A) On 411 Victoria Park Avenue, the erection or use of a **building, structure**, addition or enlargement shall comply with (B) below; and
- (B) These standards apply:
  - (I) On a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;

- (ii) The minimum **building setback** from a **front lot line** is 4.5 metres, except that the **main wall** containing a vehicular access to underground parking shall be set back a minimum of 6.1 metres from the street line;
- (iii) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.8 metres;
- (iv) The minimum **building setback** from the north and north-west **side lot lines** is 5.5 metres, except minimum 2.7 metres within 15.0 metres from the street line of Victoria Park Avenue;
- (v) The minimum **building setback** from a **rear lot line** is 55.0 metres;
- (vi) The total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 9,100.0 square metres;
- (vii) The maximum building coverage is 50 percent of the **lot area**;
- (viii) Despite Clause 40.5.40.10 Height, maximum height, measured from the Canadian Geodetic Datum elevation of 128.3 metres (the established grade), is 10.0 metres;
- (ix) Despite (viii) above, mechanical penthouses, elevator machine rooms, chimneys, vents, skylights, antennae, and parapet walls shall not exceed a height of 3.0 metres above the height of the building;
- (x) Despite Regulation 40.5.40.40(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Zone Category, subsection (1)(A) shall read 'parking and building entry vestibule(s), loading and bicycle parking below-ground';
- (xi) For purposes of Regulation 40.5.40.40(1), below-ground shall mean any portion of the building below the Canadian Geodetic Datum elevation of 128.3 metres (the established grade);
- (xii) Only loading, storage and warehousing uses, administrative offices, employee rooms, washrooms and related service areas not otherwise accessible to the general public for retail shopping purposes are permitted within the northern 12.0 metres of the building;
- (xiii) Despite Regulation 40.10.20.20 Permitted Use - with Conditions, the following uses are not permitted:  
**Club, Hotel, Public School, Public Parking, Private School, Vehicle Dealership, Vehicle Fuel Station, Vehicle Washing Establishment;**
- (xiv) In addition to Regulation 40.10.40.60 Permitted Encroachments, the following projections into a required building **setback**, to the maximum distances shown below, are permitted:
  1. Roof overhang - 1.0 metres;
  2. Balconies, and unenclosed porches - 1.55 metres; and
  3. Exterior Steps - No Limit
- (xv) **Bicycle parking spaces** shall be provided as follows:
  1. Minimum 21 "long term" **bicycle parking spaces** within the building; and
  2. Minimum 34 "short term" **bicycle parking spaces** at grade; and
- (xvi) The following Regulations shall not apply:
  1. 40.10.40.1(2) Commercial Uses - Location of Entrances and First Floor Elevation;
  2. 40.10.50.10 (1)(B) Landscaping Requirement in CR Zone;
  3. 40.10.100.10(1)(B) and (C) Vehicle Access - Restrictions;
  4. 40.10.150.1(1)(A) Waste and Recyclable Materials Storage; and
  5. 230.5.1.10(7)(B) Change and Shower Facilities.

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 986-2015 ]

(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 permitted if it complies with the specific use regulations in Section 150.50;
- (B) 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 **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; and
- (C) The permitted maximum **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 Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; 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 permitted if it complies with the specific use regulations in Section 150.50;
- (B) 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 **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; and
- (C) The permitted maximum **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 Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.

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**;

and

- (B) The permitted maximum **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; and
- (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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.;
  - (ii) the greater of 16.5 metres from the centre line of Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.; 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)

(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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kennedy Rd.

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 the RD zone; and
  - (ii) the **interior floor area** is not more than 214.0 square metres; and
- (C) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (D) The permitted maximum **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
- (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 Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.;
  - (ii) the greater of 21.0 metres from the original centre line of Lawrence Ave. East, or 3.0 metres from a **lot line** abutting Lawrence Ave. 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 permitted;
- (B) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (C) The permitted maximum **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 Ave. East, or 3.0 metres from a **lot line** abutting Lawrence Ave. 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 permitted if it complies with the specific use regulations in Section 150.50;
- (B) The permitted maximum **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 Kennedy Rd. is the greater of 21.0 metres from the centre line of Kennedy Rd., or 3.0 metres from a **lot line** abutting Kennedy Rd.; 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 permitted;
- (B) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (C) The permitted maximum **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:
  - (i) the greater of 21.0 metres from the centre line of Lawrence Ave. East and Kennedy Rd., or 3.0 metres from a **lot line** abutting Lawrence Ave. East and Kennedy Rd.; and

- (ii) 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 permitted;
- (B) A maximum of one **ancillary amusement device** is permitted per non-residential use;
- (C) The permitted maximum **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; 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 Ave. East and Kennedy Rd., or 3.0 metres from a **lot line** abutting Lawrence Ave. East and Kennedy Rd.; and
  - (ii) 3.0 metres from any other **street**; and
- (E) **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 permitted maximum **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 permitted maximum **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 Ellesmere Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd.; and
- (D) Despite Clause 40.10.40.60, a roof overhang may 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 permitted maximum **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; and
- (C) The permitted maximum 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; and
- (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 permitted if:
  - (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**; and
- (D) The permitted maximum **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; and
- (E) The permitted maximum 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; and
- (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 Clause 40.10.40.60, a roof overhang may 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 permitted maximum **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; and
- (D) The permitted maximum 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; and
- (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 permitted maximum **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; 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 Brimley Rd., or 3.0 metres from a **lot line** abutting Brimley Rd.;
  - (ii) the greater of 23 metres from the centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; 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 permitted maximum **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
- (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 Rd. and Danforth Rd., or 3.0 metres from a **lot line** abutting Brimley Rd. and Danforth Rd.;
  - (i) the greater of 23 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (ii) 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 if it is located:
  - (i) within 30 metres of the **main wall**; and
  - (ii) within 210 metres of the west **lot line**; and
- (B) The permitted maximum **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; and
- (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 Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **lot line** that abuts Brimley Rd. or Danforth Rd. is the greater of:
  - (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of Brimley Rd. and Danforth Rd.

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, an 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 permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Danforth Rd.; 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 Ave. or McCowan Rd. and 5.0 metres if a **lot line** abuts Eglinton Ave.; or
  - (ii) 16.5 metres from the original centre line of Midland Ave. and McCowan Rd. and 23.0 metres from the original centre line of Eglinton Ave. E.; and
- (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 Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; 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 if:

- (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**; and
- (B) The permitted maximum **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
- Prevailing By-laws and Prevailing Sections: (None Apply)
- (C) the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** if 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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.; and
- (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; and
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use; and
  - (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.

(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 if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the 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 Ave.; 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 if 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** if total maximum **gross floor area** for all **retail store** uses must not exceed 150 square metres; 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 Sheppard Ave., or Kennedy Rd.; 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 Ave. or Kennedy Rd.;
- (D) **Parking spaces** must 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 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 uses permitted are:
  - (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and
  - (iii) **private home daycare**; and
- (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** with a **vehicle** access to a **parking space**; and
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) A **lot** with 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; and
- (E) **Parking spaces** must 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 former City of Scarborough zoning by-law 9350.

(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; and
- (F) The maximum height of a **building** is:
- (i) 10.0 metres for all **building** walls facing a **detached house** 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; and
- (G) A strip of land immediately abutting the entire length of the south and east **lot 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**; and
- (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 uses permitted are:
- (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and
  - (iii) **private home daycare**; and
- (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 uses permitted are:
- (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and

- (iii) **private home daycare**; and
- (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**; and
  - (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**; and
- (D) For an office use:
  - (i) the minimum **building setback** from a **lot line** that abuts a **street** is the greater of:
    - (a) 3.0 metres and;
    - (b) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kennedy Rd.; and
  - (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 if each use does not exceed a **gross floor area** greater than 450 square metres; and
  - (ii) an **eating establishment** is permitted if:
    - (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; and
- (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 uses permitted are:
  - (i) an office that is not a medical office;
  - (ii) a **dwelling unit** in a **detached house**; and
  - (iii) **private home daycare**; and
- (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** with a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases; and
- (C) A **parking space** not in a **detached house** must be located in a **side yard** 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 metres from the **lot line** abutting Kennedy Rd.; 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** that is a bowling alley is only permitted if:
  - (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**; and
- (B) Despite land use permissions for this zone, an **eating establishment** is only permitted if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the 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 Dr. and Birchmount Rd.;
  - (ii) 21.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave., Warden Ave. and Kennedy Rd.; 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 if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the 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 Ave.; 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 if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category; and
- (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 Ave., or Kennedy Rd.; 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 if it is on a **lot** that is located a minimum of 91.0 metres from a **lot** in the Residential Zone category; and
  - (ii) a **vehicle fuel station** and a **vehicle service shop** are not permitted uses; and
- (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 Ave., or Kennedy Rd.; and
  - (ii) 3.0 metres from a **lot line** that abuts any other **street**.

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

(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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; 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 permitted maximum **gross floor area** is 0.6 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting Kingston Rd. is the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.;
- (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 former City of Scarborough zoning by-law 10010.

(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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; 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 permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** abutting Kingston Rd. is the greater of 21.0 metres from the centre line of Kingston Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
- (C) The minimum **building setback** from a **lot line** abutting the 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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any other **street**; and
- (C) The minimum **building setback** from a **lot line** abutting the 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 permitted maximum **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 Rd. or 3.0 metres from a **lot line**

- abutting Kingston Rd.; and  
(ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; 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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; 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 permitted maximum **gross floor area** is 0.4 times the area of the **lot**;  
(B) The minimum **building setback** from a **lot line** abutting Eglinton Ave. E. is the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 permitted maximum **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 permitted maximum **gross floor area** is 0.4 times the area of the **lot**;
- (C) The minimum **building setback** from a **lot line** abutting Eglinton Ave. E. is the greater of 23.0 metres from the original centre line of Eglinton Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 permitted maximum **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 Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 permitted maximum **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 Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 permitted maximum **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 Ave. E.

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 permitted maximum **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 Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; 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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; and
- (C) 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 permitted maximum **gross floor area** is 0.4 times the area of the **lot**; (C) a maximum of 4.0 **dwelling units** are permitted;
- (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 Rd. or 3.0 metres from a **lot line** abutting Markham Rd.;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and

(E) **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 permitted maximum **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 Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; 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 permitted maximum **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 Ave. E. or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 permitted maximum **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.

(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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 21.0 metres from the original centre line of Markham Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; 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.

(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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Rd. or 3.0 metres from a **lot line** abutting Markham Rd.; 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 permitted maximum **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 Rd. or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) the greater of 16.5 metres from the original centre line of Scarborough Golf Club Rd. or 3.0 metres from a **lot line** abutting Markham Rd.

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 Rd. or 3.0 metres from a **lot line** abutting Neilson Rd.; and
  - (ii) the greater of 21.0 metres from the original centre line of Ellesmere Rd. or 3.0 metres from a **lot**

**line** abutting Ellesmere Rd.

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 Rd. or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and

(ii) the greater of 21.0 metres from the original centre line of Morningside Ave. or 3.0 metres from a **lot line** abutting Morningside Ave.; 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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;

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

(iii) 3.0 metres from a **lot line** abutting any **street** other than Victoria Park Ave. or Ellesmere Rd.; and

(B) The permitted maximum 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 Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.;

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

(iii) 3.0 metres from the **rear lot line;** and

(B) The permitted maximum 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 Article 40.10.20, the only uses permitted 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 Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd.; and
- (C) The permitted maximum 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 former City of Scarborough zoning by-law 9366.

(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 Rd. and Warden Ave., or 3.0 metres from a **lot line** abutting Ellesmere Rd. and Warden Ave.;
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd. and Warden Ave.; and
  - (iii) 7.5 metres from the **rear lot line**; and
- (B) The permitted maximum 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 former City of Scarborough zoning by-law 9366.

(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 Rd., or 3.0 metres from a **lot line** abutting Ellesmere Rd.;
  - (ii) the greater of 21.0 metres from the original centre line of Warden Ave., or 3.0 metres from a **lot line** abutting Warden Ave.;
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Ellesmere Rd. and Warden Ave.; and
  - (iv) 3.0 metres from the **rear lot line**; and
- (B) The permitted maximum floor space index does not include the area of any **basements**.

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 permitted maximum **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** must be used for **landscaping** purposes; 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 former City of Scarborough zoning by-law 18559.

(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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (L) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**;

(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 Ave., Pharmacy Ave. or Victoria Park Ave.; and

(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 former City 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 **public parking**; and

(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 Ave. 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 Ave. East; and
- (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**; and

(C) The minimum **building setback** from a **lot line** that abuts a **lot** in the 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 former City 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 **public parking**; and

- (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 Ave. 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 Ave. East; and
- (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**; and

- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the 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 former City of Scarborough by-law 9511; and
- (B) Schedule "C" Exception 35, of former City 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 **public parking**; and
- (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 Ave. 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 Ave. East; and
  - (iv) a maximum of 3.0 metre from a **lot line** that abuts any other **street**; and
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the 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 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 former City 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 permitted maximum **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; and
- (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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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:

- (A) Schedule "C" Exception 58, of former City 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 permitted maximum **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** if 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 Ave. E. is the greater of:
- (i) 23.0 metres from the original centre line of Eglinton Ave. E.; or
  - (ii) 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
- (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 Ave. and 23.0 metres from the original centreline of Eglinton Ave.; 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 no 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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.; 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 former City 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 permitted maximum **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; and
- (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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 Ave. is the greater of:
- (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is the greater of:
- (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of Danforth Rd.; and
- (C) 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 permitted maximum **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; and
- (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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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 Ave. and 23.0 metres from the original centreline of Eglinton Ave.; 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 permitted maximum **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
- (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 Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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** that **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 permitted maximum **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; and
- (B) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. E. is the greater of:
  - (i) 23.0 metres from the original centre line of Eglinton Ave. E.; or

- (ii) 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
- (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 Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; and
- (B) The minimum **building setback** from a **lot line** that abuts McCowan Rd. or Bellamy Rd. is the greater of:
  - (i) 3.0 metres; or
  - (ii) 16.5 metres from the original centreline of McCowan Rd. and Bellamy Rd.; 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 Rd. is the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from the **lot line** that abuts Midland Ave.

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 Ave. is the greater of:
  - (i) 5.0 metres; or
  - (ii) 23.0 metres from the original centreline of Eglinton Ave.; 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 a **street** is:

(i) the greater of:

(a) 16.5 metres from the original centre line of Midland Ave.; and

(b) 21.0 metres from the original centre line of Lawrence Ave. East; and

(ii) 3.0 metres from the **lot line** that abuts Midland Ave. or Lawrence Ave. East.

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 Ave. and 23.0 metres from the original centre line of Eglinton Ave.; and

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in the 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 permitted maximum **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; and

(B) The permitted maximum 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**; and

- (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 Clause 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** that **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** if they are located in an **apartment building** or **mixed use building**;
  - (ii) **day nursery**;
  - (iii) **group home**;
  - (iv) **private home daycare** if it is an **ancillary** use;
  - (v) office;
  - (vi) **personal service shop**; and
  - (vii) **retail store**; and
- (B) Despite land use permissions for this zone, pinball machines and other electronically or manually operated games are not permitted;
- (C) The permitted maximum **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 permitted maximum **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; and
- (E) The permitted maximum **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; and
- (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 Ave. E.; and
  - (ii) 3.0 metres from a **lot line** abutting Commonwealth Avenue; and
- (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

(l) Despite (G)(i) above, no minimum **building setback** from a **lot line** that abuts Eglinton Ave. E. 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) despite the maximum floor space index value associated with the letter 'r' on the Zoning By-law Map, 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 use 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 regulation 40.10.40.70(3)(D) do not apply; and
- (N) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 66, of former City 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 must 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**; and
- (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.

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 regulation 40.10.40.70(3)(D) do not apply;
- (F) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(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**; and
  - (ii) canopies and supporting columns; and
- (D) Indoor recreational floor space must be provided at a minimum 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;

- (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 regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply; and
- (K) The **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 53, of former City 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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 Ave.; and
- (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** may be located in any yard abutting Danforth Ave.;
- (I) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (K) Despite (I)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**;
- (M) Of the required **bicycle parking spaces** a minimum of 80% 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;
- (P) **Parking spaces** located adjacent to the south **lot line** may have a length not be less than 4.3 metres; and
- (Q) 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 Ave.; and
- (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 Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (L) Despite (K)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**
- (N) Of the required **bicycle parking spaces** a minimum of 80% 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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;** and
- (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 Ave.; and
- (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, that 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** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street;** and
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit;**
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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;
- (R) On the lands municipally known as 3246 Danforth Ave., 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) A garage must be set back a minimum 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. E., any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. E.:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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.

Prevailing By-laws and Prevailing Sections:

- (A) SCHEDULE "B" Number 134, 215 and 255, of former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the

**main wall** below it;

- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. E., any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. E.:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;

(C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;

(D) If a **lot** abuts Lawrence Ave. East:

- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any

portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;

- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.; 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 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 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 Article 40.10.20, the only uses permitted are: **dwelling unit in a building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave.

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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;

- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;

- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City of Scarborough by-law 9511; and
- (B) Schedule "C" Exception 34, of former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (O) Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
  - (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
  - (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 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
- (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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 Ave., Pharmacy Ave. or Victoria Park Ave. 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 the Residential Zone category is 7.5 metres;
- (C) If the **main wall** of a **building** faces Victoria Park Ave., Pharmacy Ave. or Lawrence Ave. East, any portion of the **main wall** that is above 20 **storeys** in height must be set back 2 metres more than the **main wall** below it;
- (D) If a **lot** abuts Lawrence Ave. East:
  - (i) a minimum of 70% of the frontage along Lawrence Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Lawrence Ave. 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 the 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** has 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 the Residential Zone category, and it must be used for **landscaping**;
- (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 Ave., Pharmacy Ave. or Victoria Park Ave.;
- (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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 former City 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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 Ave.; and
- (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, that 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** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.;
  - (iii) 1.5 metres from any other **street**;
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**;
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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 Ave., 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 Ave.;
  - (ii) 1.5 metres from a **lot line** that abuts Warden Ave.;
  - (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) despite the permitted maximum floor space index of all land uses on the **lot**, and the floor space index value associated with the letter 'r' on the Zoning By-law Map, 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 Ave.; and
- (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 **take-out eating establishment**;
  - (vii) **Retail Stores**;
  - (viii) **Service Shops**; and
  - (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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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**;
- (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 Ave.;
- (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, that 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** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**;
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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;
- (R) On the lands municipally known as 3246 Danforth Ave., 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 regulation 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 Rd., 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; and
- (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 the 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 Rd., 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 Ave. 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 Rd., 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; and

(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 the 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**; and

(F) An **eating establishment** must not be located less than 18.0 metres from a **lot** in the Residential Zone category; and

(G) The maximum **interior floor area** of all **eating establishments** must not exceed 140 square metres.

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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and

(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 Ave.; and
- (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, that 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** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.;
  - (iii) 1.5 metres from any other **street**;
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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;
- (R) On the lands municipally known as 3246 Danforth Ave., 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 regulation 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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**;
- (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 Ave.; and
- (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; and
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) no **parking space** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.;
  - (iii) 1.5 metres from any other **street**;
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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 regulation 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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 Ave.; and
- (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, that includes mechanical equipment for the **building** and elevator machine rooms; and
    - (b) the overall height is not greater than 4.5 metres;
- (H) The minimum floor-to-ceiling height of the first **storey** at or above grade is 4.5 metres;
- (I) no **parking space** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
- (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**;
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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 Ave., 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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 Ave.; and
- (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** may be located in any yard abutting Danforth Ave.;
- (I) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (K) Despite (J)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**;
- (M) Of the required **bicycle parking spaces** a minimum of 80% 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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 Ave.; and
- (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 the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (I) If a **lot** abuts Danforth Ave.:
- (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (K) Despite (J)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**;
- (M) Of the required **bicycle parking spaces** a minimum of 80% 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 Ave., 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 Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 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**; and
- (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 Ave.; and
- (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, that 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** may be located in any yard abutting Danforth Ave.;
- (J) If a **lot** in the CR zone abuts a **lot** in the RD zone or RS zone or is separated from a **lot** in the 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; and
- (K) If a **lot** abuts Danforth Ave.:
  - (i) a minimum of 70% of the frontage along Danforth Ave. 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 Ave. East are more than 30.0 metres; and
  - (ii) in all other cases, a minimum of 60% of the frontage along Danforth Ave. 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 Ave.;
  - (ii) a minimum of zero metres if the **lot line** abuts Danforth Ave.; and
  - (iii) 1.5 metres from any other **street**; and
- (M) Despite (L)(i) if a **building** has more than 6 stories above grade the **main wall** of the upper two most floors must be set back 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 minimum rate of 0.5 bicycles per **dwelling unit**
- (O) Of the required **bicycle parking spaces** a minimum of 80% 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 Ave., 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.

(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.

(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.

(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.

(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 St. W., former City of Etobicoke by-law 14496.

(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.

(832) Exception CR 832

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

Site Specific Provisions:

(A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, 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. [ By-

**law: 1054-2013 ]**

(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 St. (west side) and 1790-1900 The Queensway (north side), former City of Etobicoke by-laws 83-20, 83-44, 1978-83 and 1981-158.

(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 St., former City of Etobicoke by-laws 83-20, 83-44, 1981-158, 1986-121 and 1986-234.

(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.

(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 Rd. and part of 805-863 Browns Line, former City of Etobicoke by-law 1290.

(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.

(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.

(842) Exception CR 842

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

Bylaws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

Prevailing By-laws and Prevailing Sections:

- (A) On 401-405 The West Mall (East side), former City of Etobicoke by-law 1978-101. [ By-law: 1054-2013 ]

(844) Exception CR 844

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

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, 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. [ By-law: 1054-2013 ]

(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 Rd., former City of Etobicoke by-law 1997-174.

(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.

(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.

(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**.  
(A) **Dwelling units** are only permitted in a **mixed use building**. [ By-law: 607-2015 Under Appeal ]

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

(869) REPLACE THIS HEADING

REPLACE THIS CONTENT

Site Specific Provisions:

((A))

Prevailing By-laws and Prevailing Sections: [ By-law: 607-2015 Under Appeal ]

(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**.

(A) **Dwelling units** are only permitted in a **mixed use building**. [ By-law: 607-2015 Under Appeal ]

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 735-1999.

(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**.

(A) **Dwelling units** are only permitted in a **mixed use building**. [ By-law: 607-2015 Under Appeal ]

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.

(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.

(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.

(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 Rd., former City of Etobicoke by-law 3167.

(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.

(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 St. W., former City of Etobicoke by-laws 12273 and 12245.

(898) Exception CR 898

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

Site Specific Provisions:

- (A) Former City of Etobicoke by-laws 1388 and 2308 prevail.

Prevailing By-laws and Prevailing Sections:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**. [ By-law: 1054-2013 ]

(900) Exception CR 900

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

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.

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

[ By-law: 1054-2013 ]

(901) Exception CR 901

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

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, 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. [ By-law: 1054-2013 ]

(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:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**,

including all non-residential uses, may be 0.7 if, a minimum of 30% of the area of the **lot** is used for **landscaping**.  
[ By-law: 1054-2013 ]

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 15029.

(905) Exception CR 905

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

Site Specific Provisions:

- (A) Despite regulation 40.5.1.10 (3), the permitted maximum floor space index of all land uses on the **lot**, including all non-residential uses, may be 0.7 if, 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. [ By-law: 1054-2013 ]

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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.

(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.

(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.

(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.

(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.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (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**; and
  - (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.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0

metres of the **front lot line** is 9.0 metres;

- (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**; and
- (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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (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**; and
  - (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** on Weston Rd. is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (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**; and
  - (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** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (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**; and
  - (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** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply;
  - (iii) the permitted maximum 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**; and
  - (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** is limited to 9.0 metres in height;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) do not apply; and
  - (iii) the permitted maximum height of any portion of a **building** or **structure** constructed within 6.0 metres of the **front lot line** is 9.0 metres;
  - (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**; and
  - (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.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
- (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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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**; and
  - (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.

(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.

(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.

(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 Ave. E. is the greater of 21.0 metres from the centre line of Sheppard Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.; 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 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 Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; and
  - (iii) 3.0 metres from the **lot line** abutting any other **street**; and
- (C) The permitted maximum **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 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 Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of Midland Ave. or 3.0 metres from a **lot line** abutting Midland Ave.; 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.

(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**.

(A) In a **mixed use building, dwelling units** are only permitted above the first **storey**. [ By-law: 607-2015 Under Appeal ]

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** is 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 Article 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**;
- (B) These **premises** must comply with Exception 900 11.10(2); and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) City of Toronto by-law 398-00.

(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) These **premises** must comply with Exception 900 11.10(2).

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 regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 regulations 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 regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86 and
- (B) Section 12(2) 270(a) 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 regulation 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 Article 40.10.20, the only uses permitted are: **public parking** and **dwelling unit**;
- (B) The **Public parking** must:
  - (i) be only for the use of the funeral establishment at 855 Albion Rd.;
  - (ii) have a maximum of 34 **parking spaces**; and
  - (iii) have a fence erected along the **lot line** abutting Riverdale Drive;
- (C) The **Dwelling unit** :
  - (i) must be in a **detached house**; and
  - (ii) comply with all applicable requirements for a **detached house** found in Section 10.20.

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 permitted if it complies with Section 150.90 of this By-law;
- (B) Despite Article 40.10.20, a **vehicle service shop** is permitted if it complies with Section 150.94 of this By-law;
- (C) The permitted maximum **gross floor area**, not including the area used for interior walkways, is 0.4 times the area of the **lot**; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 21.0 metres from the centre line of Finch Ave. East or 3.0 metres from the **lot line** abutting Finch Ave. East.

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

(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 regulation 40.10.40.70(3)(D) do not apply; and
- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 950-2005; and
- (B) City of Toronto by-law 339-2006.

(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 regulation 40.10.40.70(3)(D) do not apply; and
- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 950-2005; and
- (B) City of Toronto by-law 339-2006.

(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 regulation 40.10.40.70(3)(D) do not apply; and
- (B) The **rear yard setback** requirements of regulations 40.10.40.70(3)(A)(i) and 40.10.40.70(3)(A)(ii) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 950-2005; and
- (B) City of Toronto by-law 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 permitted maximum **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 Ave., or 3.0 metres from a **lot line** abutting Victoria Park Ave.;
  - (ii) the greater of 16.5 metres from the original centre line of Pharmacy Ave., or 3.0 metres from a **lot line** abutting Pharmacy Ave.;
  - (iii) the greater of 23.0 metres from the original centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; 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)**

(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; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [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;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 256 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 message establishment is not permitted uses; and [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. [TO: 438-86; 12(1) 126]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 St. E. in 1983, a **market garden** and a **retail store** that is a hardware shop are permitted, if the **retail store interior floor area** does not exceed 200 square metres; and [TO: 438-86; 12 (1) 183]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) 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; and
- (B) Section 12(2) 335 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) These **premises** must comply with Exception 900 11.10(2); and
- (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) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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; and
- (C) Section 12(2) 132 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Former City of Toronto by-law 97-0610.

(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 has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 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; and
- (D) Section 12(2) 270(a) 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; and
- (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(1) 66 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 Ave., an **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**. [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.

(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(1) 287 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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(1) 251 of former City of Toronto By-law 438-86;

(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) 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 St. in 1981, a **financial institution** is permitted if the floor space index of the **building** and any additions does not exceed 1.0; and [TO: 438-86; 12(1) 30]

(B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

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

(B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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; and

(C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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;

(C) Section 12(2) 203 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 270(a) 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 has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 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; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 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 [TO: 438-86; 12(2) 199]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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**. [TO: 438-86; 12(1) 431]

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) 258 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 259 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;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 259 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. [TO: 438-86; 12(2) 132]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86; and
- (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; and
- (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; and
- (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; and
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86.

(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 in 1996 as 900 Dufferin St. and 1000 Gerrard St. East, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12 (1) 428]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) 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 St. in 1984, a **district heating and cooling plant** is permitted. 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 St., and the elevation of the highest point of the smoke stack. [TO: 438-86; 12(1) 51]

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; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(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 Ave. in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law must not exceed 6.5; and [TO: 438-86; 12(1) 82]
- (B) Despite regulation 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.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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 1 Mount Pleasant Rd., former City of Toronto by-laws 473-78, 474-78, 356-89 and City of Toronto by-law 991-01.

(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 permitted, 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**. [TO: 438-86; 12(2) 177]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 437 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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 regulation 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; and
- (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; and
- (B) Section 12(2) 304 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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: (None Apply)

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 has assisted housing has a minimum parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) 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; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

(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(1) 333 of former City of Toronto By-law 438-86;
- (D) City of Toronto by-law 180-2005;
- (E) On 80 Queen St. E., and 88 Queen St. E., Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (F) 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.

(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(1) 251 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; and
- (D) Section 12(2) 270(a) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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; and
- (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 that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., 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; and
- (C) On 162-164 Cumberland St., former City of Toronto by-laws 492-80 and 674-80 and City of Toronto by-law 1171-2009 (OMB).
- (D) On Part of Lots 8 and 9 on Plan 213E, Toronto designated as Parts 2, 3 and 4 on Plan 64R16280 subject to EP136076, St. Luke Lane, City of Toronto By-law 1063-2014. [ By-law: 42-2015 ]

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 St. E. 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 St. E. in 1987, no **vehicle** may be parked within 5.5 metres of the **front lot line**; and [TO: 438-86; 12(2) 184 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 2341, 2343, 2345, 2347, 2349, and 2351 Queen St. E. 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 2341, 2343, 2345, 2347, 2349, and 2351 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 (a) 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 86 Silver Birch Ave. in 1987, the minimum yard **building setback** from Queen St. E. is 6.0 metres; [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 86 Silver Birch Ave. in 1987, no **vehicle** may be parked within 6.0 metres of the **lot line** abutting Queen St. E.; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86.

(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** [TO: 438-86; 12(2) 222]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 221 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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.

(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; and
- (B) Section 12(2) 292 of former City of Toronto By-law 438-86.

(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) These **premises** must comply with Exception 900 11.10(2).

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) 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) 51(b) of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 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**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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; and
- (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**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]

(B) The maximum **interior floor area** used for office must not be more than 0.5 times the area of the **lot**. [TO: 438-86; 12(2) 216]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 256 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**; and

- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 216 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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; and
- (D) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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;** and

- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(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;** and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 84 of former City of Toronto By-law 438-86; and  
(B) Section 12(2) 132 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 Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) on 50-60, 62 and 64 Charles Street East, and 47 and 61 Hayden Street, if the requirements of this By-law 1040-2014 are complied with, none of the provisions of 40.5.40.10(1), 40.5.40.10(2), 40.5.40.10(5)(A), 40.10.40.10(1), 40.10.40.10(5), 40.10.40.40(1)(A), 40.10.40.40(1)(B), 40.10.40.40(1)(C), 40.10.40.50, 40.10.40.70(1)(A), 40.10.40.70(1)(B), 40.10.40.70(4), 40.10.40.80(1)(A), 40.10.40.80(1)(B), 40.10.90.40(3), 200.5.1(2), 200.5.10.1(1), 200.5.1.10(3), 200.5.10.1(2), 200.15.1.5, 220.5.10.1(2), 220.5.10.1(5), 220.5.20, 230.5.1.10(9), 230.40.1.20(2), and 900.11.10 (1454) apply to prevent the erection or use of a **mixed use building**, including **townhouses** and **public parking** if the **building** or **structure** complies with the following:
- (i) the **gross floor area** of the **building** on the **lot** does not exceed 46,000 square metres of which the maximum permitted **gross floor area** for residential uses on the **lot** is 37,000 square metres and the minimum required **gross floor area** for non-residential uses on the **lot** is 9,000 square metres;
  - (ii) a maximum of 622 **dwelling units** are permitted on the **lot**;
  - (iii) the height of any **building** or **structure** erected above grade on the **lot**, in respect of each **building envelope** area, having a height that does not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 2 of By-law 1040-2014, with the exception of the following:
    - (a) the maximum height for terraces and balcony guards, railings, parapets, window washing equipment, stair towers, terrace guards and dividers, planters, ornamental elements, architectural features, chimney stacks and structures used for safety or wind protection purposes must be the sum of 2.0 metres and the applicable *height* limit shown on Diagram 2; and
    - (b) the maximum height of roof canopy and columns shall be the sum of 4.5 metres and the applicable *height* limit shown on Diagram 2;
  - (iv) the maximum number of commercial and/or residential **storeys** of any **building** erected above grade on the **lot**, must not exceed the number of storeys specified by the numbers following the symbol ST on Diagram 2 of By-law 1040-2014, excluding mechanical and roof top elements;

- (v) no portion of any **building or structure** to be erected or used above *grade* on the **lot** may extend beyond the lines delineated by the heavy lines on Diagram 2 attached to and forming part of this By-law, with the exception of the following:
  - (a) cornices, eaves, vents, safety or wind protection, lighting fixtures, ornamental elements, trellises, window sills, planters, balustrades, guard rails, stairs, stair enclosures, wheelchair ramps, railings, landscape and public art features, awnings and canopies, all of which may project beyond the building envelope;
  - (b) balconies and balcony piers located above grade may project beyond the building envelope to a maximum of 1.8 metres; and
  - (c) ornamental cladding on the roof may project beyond the **building** envelope to a maximum of 1.0 metres;
- (vi) medical offices shall not exceed forty percent of the total **gross floor area** for non-residential uses on the **lot**;
- (vii) **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
  - (a) a minimum of 26 **parking spaces** must be provided for the non-residential uses on the **lot** and may be located as part of **public parking** that is paid;
  - (b) a minimum of 0.19 **parking spaces** per bachelor **dwelling unit**;
  - (c) a minimum of 0.31 **parking spaces** per one bedroom **dwelling unit**;
  - (d) a minimum of 0.47 **parking spaces** per two bedroom **dwelling unit**;
  - (e) a minimum of 0.74 **parking spaces** per **dwelling unit** containing three or more bedrooms;
  - (f) provided further that a reduction of 5 resident **parking spaces** will be permitted for each **car-share parking space** up to a maximum of 10 **car-share parking spaces** provided that the maximum reduction permitted by this means be capped by the application of the following formula:
    - (1)  $5 \times (\text{Total No. of residential units divided by } 60)$ , rounded down to the nearest whole number;
  - (g) the requirement for residential visitor **parking spaces** is satisfied by the provision of non-residential **parking spaces** listed under A(vii)(a);
  - (h) the total number of **parking spaces** provided under A(vii)(a) must be provided for the shared use of residential visitors and non-residential uses on the **lot** and all such **parking spaces** may be provided as **public parking** that is paid;
- (viii) access to all **parking spaces** to be provided directly from an adjacent drive aisle that has a maximum slope of 5.0%;
- (ix) a maximum of 25 **parking spaces** which are obstructed on one or two sides in accordance with regulation 200.5.1.10(2), may have minimum dimensions of 5.6 metres in length and 2.6 metres in width;
- (x) a minimum of one Type "B" **loading space**, one Type "C" **loading space**, and one Type "G" **loading space** must be provided and maintained on the **lot**;
- (xi) a minimum of 1.7 square metres for each **dwelling unit** of outdoor **amenity space** must be provided on the **lot**;
- (xii) a minimum of 523 square metres of privately owned publicly accessible open space must be provided on the **lot**, and a privately owned publicly accessible walkway at ground level must be provided on the **lot** having a minimum width of 5.0 metres and a minimum length of 25 metres;
- (xiii) a minimum of 2.0 square metres for each dwelling unit of indoor **amenity space** must be provided on the **lot**;
- (xiv) a sales presentation centre may be permitted on the **lot**, and none of the other provisions of By-law 1040-2014 apply to such use;
- (xv) for the purposes of this exception the "**lot**" is the lands comprising Part A and Part B as shown on Diagram 1 of By-law 1040-2014;
- (xvi) for the purposes of this exception "**amenity space**" includes 4 guest suites each having a maximum area of 46.5 square metres;

(xvii) for the purposes of this exception, the following defined terms also apply:

- (a) "building envelope" means a building envelope for each height area as shown by an "H", and as delineated by the heavy lines on Diagram 2 attached hereto;
- (b) "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (c) "car-share parking space" means a parking space that is reserved and actively used for car-sharing;
- (d) "grade" means 115.5 metres above Canadian Geodetic Datum;
- (e) "height" means the vertical distance between grade and the highest point of the **building or structure** except for those elements otherwise expressly prescribed on By-law 1040-2014;
- (f) "Part A" means those parts of the lands shown hatched on Diagram 1 of By-law 1040-2014 which parts are located below the Canadian Geodetic Datum of 114.2 metres and above the Canadian Geodetic Datum of 125.7 metres;
- (g) "Part B" means the lands shown as Part B on Diagram 1 of By-law 1040-2014; and
- (h) "Part C", means that part of the lands shown hatched on Diagram 1 of By-law 1040-2014 which is located between Canadian Geodetic Datum of 114.2 metres and Canadian Geodetic Datum of 125.7 metres;

(xviii) none of the provisions of By-law No. 569-2013, as amended, of the City of Toronto and none of the provisions of this By-law shall apply to prevent the continued maintenance and use of the existing non-residential **buildings** located at 62 and 64 Charles Street East, provided the **buildings** are not enlarged; and

(xix) despite any existing or future severance, partition, or division of the **lot**, the provisions of this By-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply) [780-2015]  
[ By-law: 1040-2014 ]

(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 that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126 (i)]
- (B) Despite regulation 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; and
- (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) **dwelling units** are permitted in **building** types with less than 5 **dwelling units**;
- (B) An **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 279 of former City of Toronto By-law 438-8;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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 regulation 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; and
- (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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 232 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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 regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

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; and
- (C) Section 12(2) 270(a) 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 regulation 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; and
- (B) City of Toronto 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 regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 137 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) 270(a) of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 243 Avenue Rd. in 1987, Section 12(2) 178 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 regulation 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 regulation 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; and
- (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 regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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) Section 12(2) 304 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 227 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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) If the maximum height permitted as per regulation 40.10.40.10(2) is 5 **storeys** or 16.5 metres, whichever is the lesser height applies:
- (i) a mechanical penthouse or other rooftop **structures** is not included in the permitted maximum height; and
  - (ii) The mechanical penthouse or other rooftop **structures** must not exceed this height limit by more than 2 metres; and
- (B) If the maximum height permitted as per regulation 40.10.40.10(2) is 7 **storeys** or 22.5 metres, a mechanical penthouse or other rooftop **structures** are not included in the permitted maximum height; and
- (C) The height of any part of a **building** or **structure**, including the mechanical penthouse, must be contained within a 45 degree **angular plane** projected over the entire **lot** from grade level at a **rear lot 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, must be contained within a 45 degree **angular plane** projected over the entire **lot** from the surface of the centre-point of the Avenue Rd. right-of-way;
- (E) The minimum height of any part of a **building** or **structure**, exclusive of the mechanical penthouse or other rooftop **structures**, must not be less than 2 **storeys** or 7.5 metres, whichever is greater, for at least 50% 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 Rd.;
- (G) The maximum **gross floor area** must not exceed a maximum floor space index of 3.0, of which a maximum floor space index of 2.0 must be used for commercial purposes;
- (H) If 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) If 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, must include a minimum 1.5 metre-wide **landscaping** strip along the **rear lot line**;

- (K) If a **lot** fronts onto Avenue Rd. between the Melrose Avenue and Joicey Boulevard rights of way, no part of a **building** or **structure** is to 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**;
- (L) A **building** or **structure** must be no less than 10.0 metres from the top of bank of a valley or ravine;
- (M) Any **building** or **structure** 3 storeys or greater in height must have a minimum 2.0 metre step-back at the top of the second storey from all **main walls** facing a **lot line** which abuts a **street**, measured from the exterior of the **main wall**. [ By-law: 236-2016 ]
- (N) Any **building** or **structure** abutting Avenue Rd. must be built to a minimum height of two **storeys** at the **lot line** or the **front yard setback** provided for in paragraph (K) above and occupying at least 80% of the length of the portion of the **lot** abutting Avenue Rd.;
- (O) The finished floor level of the first **storey** of any **building** or **structure** fronting on to Avenue Rd. must be within 0.2 metres of grade measured at the **street** line directly opposite each pedestrian opening; and
- (P) At least 60% of the floor area of the first **storey** of any **building** or **structure** fronting on to Avenue Rd. must 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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 Article 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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 (2), and 40.10.40.10 (3), the maximum height of a **building** or **structure** that has only commercial uses is one **storey**;
- (B) Despite regulations 40.10.40.70 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (C) The minimum **building setback** from a **lot line** in the 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 the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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) These **premises** must comply with Exception 900 11.10(2).

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 St. W. in 1992, Section 12(1) 300 of former City of Toronto By-law 438-86; and
- (C) On the lands known municipally as 952 Queen St. W. 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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) These **premises** must comply with Exception 900 11.10(2).

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 Ave. 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) These **premises** must comply with Exception 900 11.10(2).

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 St. W. 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) These **premises** must comply with Exception 900 11.10(2).

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) 336 of former City of Toronto By-law 438-86; and

(C) On the lands municipally known as 1312 Bloor St. W. in 1994, Section 12(1) 376 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) These **premises** must comply with Exception 900 11.10(2).

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 St. W. 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 St. W. in 1994, Section 12(1) 378 of former City of Toronto By-law 438-8; and

(C) On the lands municipally known as 1211 and 1221 King St. W. in 1988, Section 12(1) 26, Section 12(1) 27 and 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;

(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.

(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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 68 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 826 Bloor St. W., the odd numbered addresses of 749A-753B Shaw St., former City of Toronto by-law 463-92.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 68 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86;

(B) Section 12(2) 215 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(D) On or between the even numbered addresses of 1864-1876 Queen St. E., City of Toronto by-law 983-09.

(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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

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., 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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 199 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; and

(D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;

(B) On 510, 518, and 522 St. Clair Ave. W., City of Toronto by-law 984-04; and

(C) On the even numbers of 524 and 534 St. Clair Ave. W., City of Toronto by-law 1101-09.

(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) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 366 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) City of Toronto by-law 458-2005.

(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) These **premises** must comply with Exception 900 11.10(2).

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 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) These **premises** must comply with Exception 900 11.10(2).

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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 256 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 257 Jarvis St., the odd numbered addresses of 261-269 Jarvis St., 279 Jarvis St., former City of Toronto by-law 487-91.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (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-laws 564-82 and 634-88.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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; and
- (D) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building or structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 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) 207 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (F) Section 12(2) 270(a) 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 Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) If the requirements of Schedule "A" of By-law 383-2016(OMB) are complied with then (B) to (O) apply;
- (B) None of the provisions of Regulations 5.10.40.70 (1) and (2), 40.5.40.10 (1), (4) and (5), 40.5.40.40 (1), (2), (3) and (4), 40.10.40.1 (1), 40.10.40.10 (2), 40.10.40.40 (1), 40.10.40.50 (1), 40.10.40.60, 40.10.40.70 (2), 40.10.90.40 (3), , 200.15.1.5 (1), 200.15.10 (1), 220.5.10.1, 230.5, 230.40.1.20, will apply to prevent the construction and use of a **mixed use building** on the lands municipally known as 175-191 Dundas Street East and 235 Jarvis Street;
- (C) The **lot** is the lands outlined by heavy lines on Diagram 1 of By-law 383-2016(OMB);
- (D) The **gross floor area** used for **dwelling units** must not exceed 37,200 square metres;
- (E) The **gross floor area** used for other than **dwelling units** must not exceed 200 square metres;
- (F) Height is measured from Canadian Geodetic Datum elevation 89.25 metres;
- (G) The height of a building or structure must not exceed the height in metres permitted as indicated by the numbers following the letter "H" on Diagram 3 of By-law 383-2016(OMB);
- (H) Despite (G) above, the following may exceed the height indicated by the number following the letter "H" as shown on Diagram 3 of By-law No. 383-2016(OMB):
  - (i) Structures used for outside or open air recreation, maintenance, safety, or wind protection purposes, terraces, elements of a green roof, insulation and roof surface materials, railings, parapets, window washing equipment, ornamental or architectural features, ramps, electrical and mechanical equipment, stair enclosures, elevator overruns, chimney stacks, vents and air intakes, communications equipment, lightning rods, cornices, light fixtures, canopies and awnings, landscape features, public art features, trellises, eaves, window sills, balustrades and doors;
- (I) A minimum of 1,200 square metres of indoor **amenity space** and a minimum of 600 square metres of outdoor **amenity space** must be provided on the **lot**;
- (J) Despite 800.50 (15), a guest suite unit is considered indoor **amenity space**;
- (K) A minimum of 475 long-term **bicycle parking spaces** and a minimum of 53 short-term **bicycle parking spaces** must be provided on the **lot** for residential uses and a minimum of 5 short-term **bicycle parking spaces** and 1 long-term **bicycle parking space** must be provided on the **lot** for commercial uses, and long term and short term **bicycle parking spaces** may be located in a **stacked bicycle parking space** or in bicycle lockers or on a rack/hook on a wall including the wall associated with a vehicle **parking space**;
- (L) Despite 200.5.10.1 (1), a minimum of 45 **parking spaces** must be provided on the **lot** for the residents of the **dwelling units** of which 2 **parking spaces** may be used as car-share **parking spaces** and 1 **parking space** must

be an accessible **parking space**;

- (M) Despite 200.5.10.1 (1), no visitor **parking spaces** are required and no **parking spaces** are required for gross floor area used for uses other than dwelling units;
- (N) Despite Regulation 200.5.1.10(2), up to 7 **parking spaces** which are obstructed on one side may have minimum dimensions of 2.6 metres in width by 5.6 metres in length;
- (O) A minimum of one type G **loading space** and one type C **loading space** must be provided and maintained on the **lot**;

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 383-2016 (OMB) ]

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(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: (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; and
- (C) On 142 Adelaide St. E., and 111 Lombard St., Section 12(2) 260 of former City of Toronto By-law 438-86.

(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:

- (A) On a **lot**, a **duplex** is permitted. [TO: 438-86; 12(1) 243(a)]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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; and
- (B) 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 Rd. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12(1) 428]
- (B) On a **lot**, the permitted uses are not subject to regulation 40.10.40.1 (2) of this By-law. [TO: 438-86; 12(1) 126]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

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) 260 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (E) Former City of Toronto by-law 97-0194.

(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(1) 431 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) 316 of former City of Toronto By-law 438-86; and
- (D) Former City of Toronto by-law 97-0194.

(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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the lands municipally known as 5 and 7 Lowther Ave. and 50, 52, and 54 Avenue Rd., 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:**

- (A) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (B) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 260 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) Section 12(2) 324 of former City of Toronto By-law 438-86.

(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 St. W. in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted; and [TO: 438-86; 12 (1) 86]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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; and
- (B) Former City of Toronto by-law 97-0194.

(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; and
- (B) On lands municipally known as 51 Bond St., 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: (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; and
- (D) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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: (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; and
- (D) 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:

- (A) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and
- (B) These **premises** must comply with Exception 900 11.10(2).

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; and
- (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 regulations 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) These **premises** must comply with Exception 900 11.10(2).

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:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) On 18T-22T St. Thomas St., former City of Toronto by-law 215-86.

(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; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [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; and
- (B) 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; and
- (B) No more than two **driveways** to Jarvis St. are permitted. [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; and
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86.

(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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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 St., 8, 12, 16 and 20 Queen St. E., and 142 and 144 Victoria St. in 1979, a **building** may have a height of 76.2 metres within 9.1 metres of the northerly limit of Queen St. E., if:
  - (i) no portion of the **building** within 9.1 metres of the easterly limit of Yonge St. or westerly limit of Victoria St. 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 St. or of the northerly limit of Queen St. E. 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) 258 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 259 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 316 of former City of Toronto By-law 438-86; and

(G) Former City of Toronto by-law 97-0194.

(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 Ave. 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)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(B) 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]

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; and  
(C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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 1140 Bloor St. W in 1980, section 12(1) 134 (viii) 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 St. W in 1987, a **building** supply yard and **open storage** are permitted, 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; and [TO: 438-86; 12(1) 197]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
- (b) no **building setback** is required from any other zone category; and

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 187 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Section 12(2) 335 of former City of Toronto By-law 438-86; and
- (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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 199 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) 270(a) of former City of Toronto By-law 438-86;
- (D) Section 12(2) 336 of former City of Toronto By-law 438-86; and
- (E) On the lands municipally known as 1415 Bloor St. W in 1993, Section 12(1) 349 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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) 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]

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; and
- (C) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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) 228 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(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; and
- (C) Section 12(2) 259 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

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 1441 King St. W. 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) An **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]

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

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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 25, 29, and 31 Roncesvalles Ave. 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) 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 St. W and the block bounded by Huron St., Prince Arthur Ave., St. George St., and Bloor St. W except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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(1) 287 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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(1) 294 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Section 12(2) 346 of former City of Toronto By-law 438-86;
- (D) City of Toronto by-law 1172-2009; and
- (E) 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.

(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, if the height of the new **building** does not exceed the height of the **building** being replaced [TO: 438-86; 12(1) 320];
- (B) These **premises** must comply with Exception 900 11.10(2);
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) These **premises** must comply with Exception 900 11.10(2).

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 St. W. in 1986, a **vehicle repair shop** is permitted if the regulations of this By-law are complied with; [TO: 438-86; 12(1) 340]
- (B) These **premises** must comply with Exception 900 11.10(2).

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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 321 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 228 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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 2353, 2355, and 2359 Queen St. E. 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 2353, 2355, and 2359 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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 1903 and 1904 Queen St. E. 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 1903 and 1904 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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 St. E. 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**; and [TO: 438-86; 12(2) 283]
- (C) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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:**

(A) These **premises** must comply with Exception 900 11.10(2).

**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) 270(a) of former City of Toronto By-law 438-86; and

(D) Section 12(2) 294 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 permitted; 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 permitted if it is located on the **first floor** of the **building**; and [TO: 438-86; 12(1) 364]

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 397 of former City of Toronto By-law 438-86; and

(B) 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: (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 38 The Esplanade, City of Toronto by-law 26-07; and

(D) Provision (B) above, does not apply to 38 The Esplanade.

(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: (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; and

(C) 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: (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; and

(C) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 366 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) 276 of former City of Toronto By-law 438-86; and

(F) On 401 Bay St., 160 Yonge St. and 176 Yonge St., former City of Toronto by-laws 998-88, 74-93, and 1994-0605 and City of Toronto by-law 460-2006.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 366 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; and

(E) 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, 1994-0605 and City of Toronto by-law 460-2006.

(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 St. E. in 1973, a **crisis care shelter** or **municipal shelter** for women are permitted; and [TO: 438-86; 12(1) 41]

(B) These **premises** must comply with Exception 900 11.10(2).

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 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 permitted; and [TO: 438-86; 12(1) 52]
- (B) These **premises** must comply with Exception 900 11.10(2).

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 permitted; and [TO: 438-86; 12(1) 52]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 St. in 1978, the maximum floor space index for all permitted non-residential uses under Article 40.10.20 of this By-law must not exceed 6.5; and [TO: 438-86; 12(1) 82]
- (B) Despite regulation 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; and
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(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, if:

- (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;

- (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [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; and
- (B) 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:

- (A) Despite regulation 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;
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (D) On the lands bounded by Wood St., Alexander St., Yonge St., and Church St., Section 12(1) 9 of former City of Toronto By-law 438-86.

(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 St. in 1981, a leather goods **manufacturing use** is permitted, if the **gross floor area** of the **building** does not exceed a floor space index of 2.5. [TO: 438-86; 12 (1) 336]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 20 St. Patrick St., former City of Toronto by-law 273-78.

(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) 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) 132 of former City of Toronto By-law 438-86; and
- (B) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(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; and
- (C) On the lands municipally known as 21 St. Joseph St., 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 [TO: 438-86; 12(2) 132];

- (B) These **premises** must comply with Exception 900 11.10(2); and
- (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) 256 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 [TO: 438-86; 12(2) 132]; and
- (B) These **premises** must comply with Exception 900 11.10(2).

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(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; and
- (D) Section 12(2) 270(a) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (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) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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; and
- (D) Section 12(2) 270(a) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (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; and [TO: 438-86; 12(2) 196]
- (C) These **premises** must comply with Exception 900 11.10(2).

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) 196 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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; [TO: 438-86; 12(2) 132];
- (B) On the lands that have a **lot line** on Carlton St., any part of a **building** above the first **storey** must be used for residential use; [TO: 438-86; 12(2) 101]
- (C) On a **lot**, a **building** or **structure** that has assisted housing has a parking rate of 0.3 spaces per **dwelling unit** [TO: 438-86; 12(2) 207]; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 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 245 Carlton St. in 1994, Section 12(1) 373 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; and [TO: 438-86; 12(2) 101]
- (B) These **premises** must comply with Exception 900 11.10(2).

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; and
- (D) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).
- (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(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;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2); and
- (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(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;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) On 393 Dundas St. E., former City of Toronto by-law 198-89.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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;
- (D) Section 12(2) 239 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (F) On 431 Dundas St. E., former City of Toronto by-law 198-89; and
- (G) On 296 Parliament St., former City of Toronto by-law 646-91.

(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: (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; and
- (D) 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: (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; and
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(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) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron

St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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(1) 251 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; and
- (D) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 129 Harbord St., Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (E) On 129 Harbord St., former City of Toronto by-law 287-93.

(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) 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 317 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; and
- (C) 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; and
- (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; and
- (C) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(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: (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; and
- (C) On the lands municipally known in the year 2006 as 55 Scollard St., 36-48 Yorkville Avenue, and 1263 Bay St., City of Toronto by-law 331-06.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (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:

- (A) Despite regulation 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; and
- (B) Section 12(2) 276 of former City of Toronto By-law 438-86.

(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: (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 the lands municipally known as 17 Davenport Rd. and 10 Scollard St. in 1987, Section 12(1) 191 of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 29, 39 and 45 Davenport Rd. and 40 Scollard St. in 1987, Section 12(1) 192 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (C) On 2441 Queen St. E., former City of Toronto by-law 585-76; and
- (D) On 83 Silver Birch Ave., former City of Toronto by-law 214-83.

(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 2363, 2365, 2367, 2369, and 2371 Queen St. E. 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 2363, 2365, 2367, 2369, and 2371 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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, 1910, 1912, and 1914 Queen St. E. 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, 1910, 1912, and 1914 Queen St. E. in 1987, no **vehicle** may be parked within 6.0 metres of the **front lot line**; and [TO: 438-86; 12(2)185 (ii)]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 174 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 1884 Queen St. E. 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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 Rd., a bake shop, **club, eating establishment, and take-out eating establishment** are not permitted uses; and [TO: 438-86; 12(2) 197]

(B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building or structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

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; and [TO: 438-86; 12(2) 199]

(B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(B) On 730 Pape Ave., former City of Toronto by-law 987-88; and

(C) On 740 Pape Ave., former City of Toronto by-law 327-70 and 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; and [TO: 438-86; 12(2) 199]

(B) These **premises** must comply with Exception 900 11.10(2).

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**; and [TO: 438-86; 12(2) 222]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 154 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On 1352 Bathurst St., former City of Toronto by-law 292-83; and
- (D) On 21 VAUGHAN RD, former City of Toronto by-law 226-68.

(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) These **premises** must comply with Exception 900 11.10(2); and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 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 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 of former City of Toronto By-law 438-86;

(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(C) Section 12(2) 294 of former City of Toronto By-law 438-86;

(D) On 2140 Bloor St. W., former City of Toronto by-law 110-87;

(E) On 2192 Bloor St. W., former City of Toronto by-law 153-78; and

(F) On 2383 Bloor St. W., Section 12(1) 452 of 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 257 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) Section 12(2) 294 of former City of Toronto By-law 438-86.

(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:

(A) These **premises** must comply with Exception 900 11.10(2).

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) 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 157 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) Section 12(2) 294 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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 312 Dundas St. W., Section 12(1) 348 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 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 81-87 Mutual St. in 1989, Section 12(2) 229 of former City of Toronto By-law 438-86; and
- (D) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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; and
- (D) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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; and
- (D) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (C) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) On the lands, the minimum **front yard or side yard setback** from a **lot line** abutting Church St. 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; and
- (C) 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 that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., the permitted uses on the lands are not subject to Clause 40.10.40.1 (2) of this By-law; and [TO: 438-86; 12(1) 126 (i)]
- (B) Despite regulation 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; and
- (C) On 94 Cumberland St., former City of Toronto by-law 22192.

(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:

- (A) Despite regulation 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; and
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 60 Huron St. in 1983, Section 12(1) 226 of former City of Toronto By-law 438-86.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(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 Rd. in 1993, a **hotel** is permitted, 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) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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 regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

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) 270(a) of former City of Toronto By-law 438-86;
- (D) On 175 Avenue Rd., City of Toronto by-law 137-08 (OMB); and
- (E) On 195 Avenue Rd., former City of Toronto by-law 280-77.

(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:

- (A) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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; and
- (D) Section 12(2) 270(a) 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) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 251 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) 270 (a) of former City of Toronto By-law 438-86; and
- (D) Section 12(5)(d) of former City of Toronto By-law 438-86.

(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:

- (A) Despite regulation 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; and
- (C) 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:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and

(B) a **hospital** is permitted.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

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

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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 137-147 Merton St. & 319 Merton St., Section 12: (1) 308 of By-law 438-86;

(C) On 260 Merton St., former City of Toronto by-law 96-0274;

(D) On the lands municipally known as 319 Merton St. in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86; 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86.

(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**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]

(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) 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-laws 517-76 and 197-93.

(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 St., 375-481 Queen St. W., 375R Queen St. W. and 483-575 Queen St. W. in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted; [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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (C) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and
- (D) These **premises** must comply with Exception 900 11.10(2).

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) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and
- (C) These **premises** must comply with Exception 900 11.10(2).

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) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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 St. W. in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted; [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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (C) The **angular plane** requirements of regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2); and
- (D) These **premises** must comply with Exception 900 11.10(2).

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) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 207 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) 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; and

(B) No more than two **driveways** to Jarvis St. are permitted. [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;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (C) 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; and
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(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 permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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:

- (A) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 270(a) 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:

(A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 260 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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: (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; and

(C) 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: (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; and

(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(1) 431 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) 316 of former City of Toronto By-law 438-86; and

(D) Former City of Toronto by-law 97-0194.

(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: (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) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (F) On the lands municipally known as 1 Front St. W. in 1995, Section 12(1) 403 of former City of Toronto By-law 438-86.

(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: (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; and
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86.

(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; [TO: 438-86; 12(1) 86]
- (B) On a **lot**, **public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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 St. W. in 1996, clothing **manufacturing use**, **warehouse**, and **wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]
- (B) On a **lot**, **public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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 St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]
- (B) On a **lot, public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 270(a) 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 St. and 307-369 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted; [TO: 438-86; 12 (1) 86]
- (B) On a **lot, public parking** is permitted; and
- (C) These **premises** must comply with Exception 900 11.10(2).

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) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (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:

- (A) On the lands, the minimum **front yard** or **side yard setback** from a **lot line** abutting Church St. 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.

(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; and
- (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; and
- (C) 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 St. 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; and
- (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 St. 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; and
- (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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 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; and
- (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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 131 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 84 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 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) 84 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 260 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) These **premises** must comply with Exception 900 11.10(2).

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) 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; and
- (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 regulation 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) 258 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) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (G) Former City of Toronto by-law 97-0194.

(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; and
- (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) 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) 256 of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 81 Bond St. in 1987, Section 12(1) 344 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) These **premises** must comply with Exception 900 11.10(2).

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) 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) 256 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 289 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; and

(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; and

(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; and

(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; and
- (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; and
- (C) 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; and
- (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; and
- (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; and
- (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;

- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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** is to exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St.; [TO: 438-86; 12 (2) 94]
- (B) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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 regulations 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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, if:
  - (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
  - (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
  - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
  - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [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;

- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2175) Exception CR 2175

The lands, or a 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 [TO: 438-86; 12(2) 132];
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

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) 345 of former City of Toronto By-law 438-86; and
- (C) City of Toronto by-law 137-2010.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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) City of Toronto by-law 137-2010.

(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 Rd. 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 (2)(D), and 40.10.40.70 (3)(D), a **building** or **structure** cannot penetrate a 45-degree **angular plane** measured from the **side lot line** or **rear lot line** abutting a **lot** in the Residential Zone category;
- (B) The minimum **building setback** from a **lot line** in the 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 the 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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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) Section 12(2) 345 of former City of Toronto By-law 438-86;
- (B) 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; and
- (C) On the lands municipally known as 2 Sultan St., Section 12 (2) 166 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. [TO: 438-86; 12(1) 126]

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; and
- (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 St. 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) 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; and
- (D) On 12 Cumberland St., former City of Toronto by-law 63-80.

(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**. [TO: 438-86; 12(1) 431]

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) 208 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) 259 of former City of Toronto By-law 438-86;
- (F) Former City of Toronto by-law 97-0194; and
- (G) On 595 Bay St., 633 Bay St., 25 Elm St., former City of Toronto by-laws 522-79, 743-79, 428-82, 636-82, and 715-82.

(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. [TO: 438-86; 12(2) 132]

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., Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (E) 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) 256 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 259 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; and
- (K) On 770 Bay St., former City of Toronto by-law 427-91.

(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) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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) 132 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 8 Elm St., 33 Gerrard St. W., 43 Gerrard St. W., former City of Toronto by-law 440-85; and
- (G) On 43 Gerrard St. W., Section 12(2) 111 of former City of Toronto By-law 438-86.

(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. [TO: 438-86; 12(2) 132]

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) City of Toronto by-law 593-06; and
- (D) On 525 University Ave., former City of Toronto by-law 367-84.

(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. [TO: 438-86; 12(2) 132]

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;

(D) On 720 Bay St., and 68 Gerrard St. W., Section 12(2) 111 and Section 12(2) 259 of former City of Toronto By-law 438-86.

(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) Former City of Toronto by-law 97-0194; and
- (E) On 277 Victoria St., former City of Toronto by-law 595-85.

(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; and
- (D) Former City of Toronto by-law 97-0194.

(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; and [TO: 438-86; 12(2) 132]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) On 1300 Bay St., former City of Toronto by-law 573-76.

(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) 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;
- (C) On 21 Scollard St., Section 12(2) 304 of former City of Toronto By-law 438-86;
- (D) On the even numbered addresses of 874-878 Yonge St., Section 12(2) 259 and Section 12(2) 260 of former City of Toronto By-law 438-86;
- (E) On 878 Yonge St., former City of Toronto by-law 667-83; and
- (F) On the even numbered addresses of 18-34 Yorkville Ave., Section 12(2) 259 of former City of Toronto By-law 438-86.

(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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 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 the lands municipally known as 49 to 77 Mutual St. (odd only), Section 12 (2) 250 of former City of Toronto By-law 438-86; and
- (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) Despite regulations 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 regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 56 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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 **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) Section 12(2) 324 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) These **premises** must comply with Exception 900 11.10(2).

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 St. in 1993, Section 12(1) 343 of former City of Toronto By-law 438-86; and
- (C) On 403 Keele St., City of Toronto by-law 746-03.

(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; and
- (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) These **premises** must comply with Exception 900 11.10(2).
- (B) On 2359 Danforth Avenue, if the requirements of Section 4 of By-law No. 698-2014 are complied with then a building or structure may be constructed in compliance with the following development standards:
  - (i) The requirements of former City of Toronto By-law No. 209-91 do not apply;
  - (ii) None of the provisions of 5.10.40.70 (1) and (2), 40.5.1.10 (3)(a)(ii), 40.5.40.10 (4), (5), and (7), 40.10.20.40 (1)(B) and (D), 40.10.20.100 (17), 40.10.40.10 (2), 40.10.40.40 (1)(A) and (C), 40.10.40.50 (1), 40.10.40.60 (1)(A) and (C), 40.10.40.60 (5), (7), (8), and (9), 40.10.40.70 (2)(B), (C), (E)(ii), (F)(ii) and (iii), and (G), 40.10.40.70 (5), 40.10.40.80 (2), 200.5.1.10, 200.5.10.1, 230.10.1.20 (2) and (3), and 230.40.1.20 (2) and (3) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in by (B) (i) through (x) below;
  - (iii) No portion of any **building or structure** is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 2 of By-law No. 698-2014;
  - (iv) The height of any **building or structure**, as measured from the Canadian Geodetic Datum elevation of 128.75 metres, does not exceed the height in metres specified by the numbers following the symbol H on Diagram 2 of By-law No. 698-2014;
  - (v) Despite Section (B) and (C), the following **building** elements and structures are permitted to extend above the heights shown on Diagram 2 of By-law No. 698-2014 and may encroach into a required building setback as follows:

- (a) Eaves, cornices, window sills, vents, ornamental elements a maximum projection of 0.2 metres from the required setback from the **lot** line;
  - (b) Fences, safety railings and guard rails not more than 1.2 metres above the maximum height;
  - (c) Retractable awnings not above the first storey;
  - (d) Parapets a maximum of 0.6 metres above the maximum height;
  - (e) Trellis a maximum of 3.0 metres high, if setback 3.0 metres plus the required building setback shown on Diagram 2 of By-law No. 698-2014;
  - (f) Balconies a maximum projection of 2.6 metres from the required setback from the **lot** line on the east and west elevations of the building only, and not within the hatched area shown on Diagram 2;
  - (g) Terrace and Balcony dividers and planters rails not more than 3.0 metres above the maximum height; and
  - (h) Underground garage ramp and their associated structures a maximum projection from the required setback from the lot line of not more than a vertical projection of 0.5 metres above finished ground level;
- (vi) The total **gross floor area** on the lot does not exceed:
- (a) 9,600 square metres for all **buildings**;
  - (b) 9,120 square metres for the residential **gross floor area** of the **building**; and
  - (c) 480 square metres for the non-residential **gross floor area** of the **building**;
- (vii) A minimum of 100 square metres indoor **amenity space** and 70 square metres of outdoor **amenity space** is provided and maintained on the **lot**;
- (viii) A maximum of nine parking spaces may be not required to comply with the required parking space dimensions, of which one may have a width of 2.6 metres, two may have a width of 2.5 metres, four may have a width of 2.389 metres notwithstanding that they are obstructed on one side by a wall or column extending beyond 1.0 metres from the front of the parking space and, and two may have a length of 5.388 metres;
- (ix) The requirement of long-term bicycle parking spaces and short term parking spaces are satisfied through the provision of 144 **bicycle parking spaces** shall be provided, consisting of 104 spaces for residents, 29 spaces for residential visitors and 12 spaces for the retail component; and
- (x) Provide **drive aisles** which have direct access to a **parking space** with maximum slopes of 5.0 percent [ By-law: 0698-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 695 Coxwell Ave., 1577 Danforth Ave., former City of Toronto by-law 897-88;
- (C) On 1262 Danforth Ave., former City of Toronto by-law 137-81;
- (D) On 1336 Danforth Ave., former City of Toronto by-law 553-80;
- (E) On 2359 Danforth Ave., former City of Toronto by-law 209-91;
- (F) On 2494 Danforth Ave., former City of Toronto by-laws 524-78, 597-78, and 617-86; and
- (G) On or between the odd numbered addresses of 2526-2550 Danforth Ave., former City of Toronto by-law 824-86.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

- (B) On 2881 Dundas St. W., former City of Toronto by-law 51-80;
- (C) On 2925 Dundas St. W., former City of Toronto by-law 194-78;
- (D) On 3336 Dundas St. W., former City of Toronto by-law 148-78; 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) These **premises** must comply with Exception 900 11.10(2).

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 odd numbered addresses of 2541A-2547A Dundas St. W., and 2547B Dundas St. W., City of Toronto by-law 251-00.

(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) These **premises** must comply with Exception 900 11.10(2); and
- (B) On the lands municipally known as 2692 Dundas St. W. in 1982, a **vehicle repair shop** is permitted if the regulations of this By-law are complied with. [TO: 438-86; 12(1) 340]

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 2720 Dundas St. W. in 1986, Section 12(1) 196 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) These **premises** must comply with Exception 900 11.10(2).

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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 704-79;
- (C) Former City of Toronto by-law 844-79;
- (D) Former City of Toronto by-law 535-80;

- (E) On 929 Queen St. E., former City of Toronto by-law 86-81; and
- (F) On or between the odd numbered addresses of 1015-1021 Queen St. E., former City of Toronto by-law 369-76.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 1884 Davenport Rd., former City of Toronto by-laws 565-75, 22-76 and 200-79.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 336 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 77 Rankin Cres., former City of Toronto by-laws 43-90 and 94-0428.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (B) On 601 Kingston Rd., the odd numbered addresses of 609-637 Kingston Rd., City of Toronto by-law 194-05.

(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) These **premises** must comply with Exception 900 11.10(2).

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 odd numbered addresses of 1393-1399 Davenport Rd., former City of Toronto by-laws 807-77, 283-78, 515-79, and 19-82.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(B) On 3080 Yonge St., former City of Toronto by-laws 83-74 and 466-76.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(D) City of Toronto by-law 458-2005.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 50 Eglinton Ave. W., 90 Eglinton Ave. W., former City of Toronto by-law 20669.

(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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (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) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 335 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 81 Dalhousie St., and the even numbered addresses of 78-88 Mutual St., Section 12(2) 216 former City of Toronto by-law 438-86;
- (F) 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
- (G) On 125 Dundas St. W., Section 12(2) 260 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 the even numbered addresses of 198-200 Bathurst St., former City of Toronto by-law 193-88; and
- (C) On 202 Bathurst St., former City of Toronto by-laws 573-82 and 144-83.

(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-laws 756-77, 746-79, 257-80, and 559-82; and
- (B) Section 12(2) 304 of former City of Toronto By-law 438-86.

(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; and
- (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) 262 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 29 Birch Ave. 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; and
- (B) On 383 Spadina Rd., former City of Toronto by-laws 73-67 and 701-86.

(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 St. in 1980:
  - (i) a machine laundry and banquet hall are permitted; and
  - (ii) an open air market is permitted, if:
    - (a) it is not located in a **building** or permanent **structure**; and
    - (b) it is not operated for more than six months of every year; and [TO: 438-86; 12(1) 134 (vii)]
- (B) On the lands municipally known as 1245 Dupont St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if 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) 260 of former City of Toronto By-law 438-86;

- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On the lands municipally known as 1185 and 1245 Dupont St. in 1980, Section 12(2) 146 of former City of Toronto By-law 438-86; and
- (D) On 1245 Dupont St., City of Toronto by-law 724-04.

(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 Ave. in 1981, a **vehicle washing establishment** is permitted. [TO: 438-86; 12 (1) 163(ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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; and
- (C) Section 12(2) 270(a) 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 **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

- (F) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (G) On the lands municipally known as 1521 Yonge St. in 1976, Section 12 (2) 266(a) 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) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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) 132 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 532 Bay St., 570 Bay St., 111 Elizabeth St., 91 Elizabeth St., 9 Foster Pl., City of Toronto by-law 680-04; and
- (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 is display goods or advertising; [TO: 438-86; 12 (2) 30]
- (B) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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; and
- (E) Section 12(2) 270(a) 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; and

(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) 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;
- (C) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (D) On 90 Adelaide St. E., former City of Toronto by-laws 711-77 and 96-0140;
- (E) On 55 Lombard St., former City of Toronto by-laws 147-79 and 426-83;
- (F) On 77 Lombard St., former City of Toronto by-laws 711-77 and 96-0140;
- (G) On 69 Lombard St., former City of Toronto by-law 96-0140; and
- (H) On 99 Queen St. E., former City of Toronto by-law 505-82.

(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) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) 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; and
- (B) On 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 6 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; and
- (F) Section 12(2) 270(a) 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 33 Delisle Ave., former City of Toronto by-law 541-93;
- (E) On 30 St. Clair Ave. W., former City of Toronto by-laws 22601, 22638, and 450-83;
- (F) On 40 St. Clair Ave. W., former City of Toronto by-laws 21855, 22601, and 22638;
- (G) On 47 St. Clair Ave. W., 49 St. Clair Ave. W., former City of Toronto by-law 562-87;
- (H) On the even numbered addresses of 48-50 St. Clair Ave. W., former City of Toronto by-law 541-93; and
- (I) On 55 St. Clair Ave. W., 61 St. Clair Ave. W., 63 St. Clair Ave. W., former City of Toronto by-law 309-75;

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

- (B) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 135 St. Clair Ave. W., City of Toronto by-law 246-04.

(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 regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 593-06; and
- (B) former City of Toronto by-law 97-0599. [ By-law: 0559-2014 ]

(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 regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) On the lands municipally known as 24 St. Clair Ave. W. 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 346 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

- (C) On 1289 Dundas St. W., former City of Toronto by-law 524-83;
- (D) On the even numbered addresses of 210-222 Ossington Ave., and the odd numbered addresses of 227-235 Ossington Ave., City of Toronto by-law 1172-2009; and
- (E) On the lands municipally known as 235 Ossington Ave. in 1994, Section 12(1) 371 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) 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) 208 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 the lands municipally known as 79 Wellington St. W. in 1984, Section 12(1) 108 of former City of Toronto By-law 438-86; and
- (F) On 79 Wellington St. W., 85 Wellington St. W., former City of Toronto by-laws 701-82 and 318-83.

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

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; and
- (C) Section 12(2) 270(a) 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) A Tong House is permitted and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof. [TO: 438-86; 12 (1) 116]

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; and
- (C) Section 12(2) 270(a) 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; and [TO: 438-86; 12(1) 126]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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; and
- (D) Section 12(2) 270(a) 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 that have **front lot lines** on Bellair St., Cumberland St. and Yorkville Avenue, between Avenue Rd. and Bay St., 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.;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 69 Yorkville Ave., former City of Toronto by-law 344-76;
- (E) On or between the odd numbered addresses of 109-119 Scollard St., 100 Yorkville Ave., 80 Yorkville Ave., City of Toronto by-laws 192-03 and 250-04; and
- (F) On 116 to 134 Yorkville Ave. and No. 10 Hazelton Ave., City of Toronto by-law 250-04.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 2709 to 2741 Yonge St. in 1993, Section 12(1) 345 of former City of Toronto By-law 438-86; and
- (E) On 2709-2741 Yonge St., City of Toronto by-law 1171-08.

(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; and [TO: 438-86; 12(1) 126]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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 St. in 1981, a **club** that is a Y.W.C.A. is permitted, 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: 438-86; 12 (1) 163(iv), 12 (1) 164]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) 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.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 650 Mount Pleasant Rd., City of Toronto by-law 543-04.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
  - (b) no **building setback** is required from any other zone category; and

(B) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 199 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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the odd numbered addresses of 1369-1395 Bloor St. W., former City of Toronto by-law 695-92.

(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) 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) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (F) Former City of Toronto by-law 515-76;
- (G) Former City of Toronto by-law 576-76;
- (H) Former City of Toronto by-law 677-76;
- (I) Former City of Toronto by-law 24-77;
- (J) Former City of Toronto by-law 478-78;
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 198-79;
- (O) Former City of Toronto by-law 373-79;
- (P) Former City of Toronto by-law 615-79;
- (Q) Former City of Toronto by-law 848-79;
- (R) Former City of Toronto by-law 61-80;
- (S) Former City of Toronto by-law 879-80;
- (T) Former City of Toronto by-law 61-81;
- (U) Former City of Toronto by-law 116-82;
- (V) Former City of Toronto by-law 145-83;
- (W) Former City of Toronto by-law 92-85;
- (X) Former City of Toronto by-law 514-86; and
- (Y) Former City of Toronto by-law 513-90.

(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;
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (D) On 96 Gerrard St. E., former City of Toronto by-laws 110-72, 241-73, and 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) These **premises** must comply with Exception 900 11.10(2).

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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;
- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90;
- (N) On the lands municipally known as 426 Queen St. E. in 1993, Section 12(1) 352 of former City of Toronto By-law 438-86; and
- (O) On 426 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(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) These **premises** must comply with Exception 900 11.10(2).

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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;

- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90; and
- (N) On 10 Tracy St., former City of Toronto by-laws 284-72 and 204-79.

(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) These **premises** must comply with Exception 900 11.10(2).

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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;
- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90; and
- (N) On the odd numbered addresses of 187-191 Parliament St., former City of Toronto by-laws 284-72 and 204-79.

(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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W. [TO: 438-86; 12(2) 219]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 14 Spadina Rd., former City of Toronto by-law 620-76.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 95 St. Clair Ave. W. in 1959, Section 12(1) 28 of former City of Toronto By-law 438-86; and
- (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 St. W. [TO: 438-86; 12(2) 169]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521; and
- (E) On the even numbered addresses of 1000-1010 King St. W., 954 King St. W., former City of Toronto by-law 694-86.

(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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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 Ave. W. in 1968, office is permitted 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, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (C) These **premises** must comply with Exception 900 11.10(2).

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 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, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (B) On 439 Spadina Rd., former City of Toronto by-law 60-88; and
- (C) On 446 Spadina Rd., former City of Toronto by-law 382-68.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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 625 Queen St. E., City of Toronto by-law 689-2007.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto By-law 880-79;

- (D) Former City of Toronto by-law 96-0279; and
- (E) City of Toronto by-law 805-99.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto By-law 880-79;
- (D) Former City of Toronto by-law 96-0279;
- (E) City of Toronto by-law 805-99; and
- (F) On the odd numbered addresses of 1651-1661 Queen St. E., 1669 Queen St. E., City of Toronto by-law 96-0280.

(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) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 156 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 531-78;
- (F) Former City of Toronto by-law 532-78;
- (G) Former City of Toronto by-law 533-78;
- (H) Former City of Toronto by-law 39-80;
- (I) Former City of Toronto by-law 696-81;
- (J) Former City of Toronto by-law 59-82;
- (K) Former City of Toronto by-law 546-83;
- (L) Former City of Toronto by-law 547-83;
- (M) Former City of Toronto by-law 49-90; and
- (N) On the odd numbered addresses of 219-223 Parliament St., 498 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., former City of Toronto by-laws 284-72 and 204-79.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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; and
- (E) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 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; and
- (E) Section 12(2) 270(a) 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]
- (B) These **premises** must comply with Exception 900 11.10(2).

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;
- (C) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (D) On 326 Dundas St. W., former City of Toronto by-law 308-74;
- (E) On 334 Dundas St. W., former City of Toronto by-law 275-74;
- (F) On 340 Dundas St. W., former City of Toronto by-law 313-74;
- (G) On the lands municipally known as 346 Dundas St. W. in 1976, Section 12(2) 57 of former City of Toronto By-law 438-86; and
- (H) On 356 Dundas St. W., former City of Toronto by-laws 69-72, 389-74, and 351-80.

(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. [TO: 438-86; 12(1) 389]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (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 Ave. E. 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**; and [TO: 438-86; 12(1) 39]

- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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) 256 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 259 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-laws 522-79, 743-79, 428-82, 636-82, and 715-82; and
- (G) 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;
- (C) Section 12(5)(d) of former City of Toronto By-law 438-86;
- (D) City of Toronto by-law 593-06;
- (E) On 55 Centre Ave., former City of Toronto by-law 322-87;
- (F) On 108 Chestnut St., former City of Toronto by-law 322-87;
- (G) On 111 Chestnut St., former City of Toronto by-law 710-82; and
- (H) On 439 University Ave., former City of Toronto by-laws 270-81 and 697-82.

(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) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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) 132 of former City of Toronto By-law 438-86; and
- (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-laws 38-78 and 39-78.

(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 61 Queen St. E., 58 Richmond St. E., former City of Toronto by-law 250-85; and
- (D) On the lands municipally known as 58 Richmond St. East in 1988, Section 12(2) 133 of former City of Toronto By-law 438-86.

(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) 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; and
- (D) On the lands municipally known as 255 and 275 King St. W. in 1989, Section 12(1) 357 of former City of Toronto By-law 438-86.

(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;
- (B) Section 12(1) 398 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 1 Toronto St., former City of Toronto by-law 653-87; and
- (E) 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;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) 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;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) On the even numbered addresses of 54-60 Colborne St., 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) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 208 of former City of Toronto By-law 438-86; and
- (F) On 44 Gerrard St. W., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, and 71-91.

(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) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (D) On 595 Bay St., 633 Bay St., 25 Elm St., former City of Toronto by-laws 522-79, 743-79, 428-82, 636-82, and 715-82; and
- (E) On 18 Elm St., former City of Toronto by-law 284-80.

(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) 333 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) 216 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 244 of former City of Toronto By-law 438-86; and

**(F) On 10 Shuter St., 244 Victoria St., former City of Toronto by-laws 670-91 and 97-0202.**

**(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; and
- (E) 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) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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(1) 305 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) 208 of former City of Toronto By-law 438-86;
- (G) Section 12(2) 259 of former City of Toronto By-law 438-86;
- (H) On the odd numbered addresses of 711-717 Bay St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08;
- (I) On the odd numbered addresses of 761-767 Bay St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08;
- (J) On 777 Bay St., City of Toronto by-law 1330-08.;
- (K) On the odd numbered addresses of 1 - 27 College St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08; and
- (L) On 444 Yonge St., former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08.

**(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) 334 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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) 132 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 259 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-laws 38-78 and 39-78; and
- (G) 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) City of Toronto by-law 593-06;
- (E) On 443 University Ave., former City of Toronto by-law 15203; and
- (F) On 481 University Ave., former City of Toronto by-law 15518.

(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; and
- (E) On the lands municipally known as 61 Queen St. E. 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) 333 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) 195 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (F) Section 12(2) 259 of former City of Toronto By-law 438-86;
- (G) Section 12(2) 276 of former City of Toronto By-law 438-86;
- (H) 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;
- (I) On 1 King St. W., former City of Toronto by-law 303-90; and
- (J) On 100 Yonge St., former City of Toronto by-law 173-88.

(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-laws 670-85 and 749-85; and
- (F) 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; and
- (E) On 1 Adelaide St. E., former City of Toronto by-law 996-88.

(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) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (D) On 110 EDWARD ST, former City of Toronto by-laws 218-75, 722-80, and 863-80;
- (E) On the lands municipally known as 175 Elizabeth St. in 1995, Section 12(1) 400 of former City of Toronto By-law 438-86; and
- (F) On 77 Elm St., former City of Toronto by-law 672-79.

(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; and
- (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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 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) 208 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 77 Adelaide St. W., former City of Toronto by-law 131-78;
- (G) On 105 Adelaide St. W., 77 Adelaide St. W., 120 King St. W., 130 King St. W., former City of Toronto by-laws 47-80 and 121-80;
- (H) 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;
- (I) On 220 Bay St., former City of Toronto by-law 475-91;
- (J) 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;
- (K) On or between the even numbered addresses of 390-394 Bay St., 65 Queen St. W., former City of Toronto by-law 119-68;
- (L) On 320 Bay St., former City of Toronto by-law 56-87;
- (M) On 121 King St W., Section 12(2) 135 of former City of Toronto By-law 438-86;
- (N) 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;
- (O) On 150 King St. W., 75 Simcoe St., former City of Toronto by-law 416-81;
- (P) On 150 King St W., Section 12(2) 121 of former City of Toronto By-law 438-86;
- (Q) On 200 King St. W., 71 Simcoe St., 73 Simcoe St., former City of Toronto by-law 417-81;
- (R) On 200 King St W., Section 12(2) 123 of former City of Toronto By-law 438-86;
- (S) On the even numbered addresses of 118A-120 Pearl St., 180 University Ave., former City of Toronto by-law 287-90 and Section 12(2) 235 of former City of Toronto By-law 438-86;
- (T) On 73 Richmond St. W. and 66 Temperance St., City of Toronto by-law 149-02;
- (U) On the lands municipally known as 75 Simcoe St. in 1981, Section 12(2) 120 and 12(2) 122 of former City of Toronto By-law 438-86;
- (V) On 1 University Ave., former City of Toronto by-laws 27-83 and 129-83;
- (W) On 33 University Ave., Section 12(2) 136 of former City of Toronto By-law 438-86;
- (X) On 155 University Ave., former City of Toronto by-law 283-85;
- (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 79 Wellington St. W., 85 Wellington St. W., former City of Toronto by-law 318-83;
- (AA) On the odd numbered addresses of 95-107 Wellington St. W., former City of Toronto by-laws 30-83 and 592-84; and
- (AB) On the even numbered addresses of 150-166 York St., former City of Toronto by-laws 335-80, 522-80, and 107-81.

(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) 259 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86; and
- (E) 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) 208 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 the lands municipally known as 10 Adelaide St. East, Section 12(2) 158 of former City of Toronto By-law 438-86; and
- (F) On 20 Adelaide St. E., former City of Toronto by-laws 490-85 and 629-87.

(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) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 208 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 309, 311, and 325 Bay St., City of Toronto by-law 587-03; and
- (G) On 20 King St. W., former City of Toronto by-law 506-84.

(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; and
- (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:

- (A) On a **lot**, surface **public parking** is not a permitted use. [TO: 438-86; 12(2) 327]

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 the lands municipally known as 100, 104, 120 and 130 Adelaide St. W. and 85 and 111 Richmond

St. W. and 12 and 22 Sheppard St. in 1999, Section 12(2) 327 of former City of Toronto By-law 438-86;

(E) 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; and

(F) On the even numbered addresses of 120-130 Adelaide St. W., 111 Richmond St. W., 22 Sheppard St., former City of Toronto by-laws 511-78 and 512-78.

(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) 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) 256 of former City of Toronto By-law 438-86;

(D) Section 12(2) 259 of former City of Toronto By-law 438-86;

(E) Former City of Toronto by-law 97-0194;

(F) 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; and

(G) On the lands municipally known as 17 Gould St. in 1994, Section 12(1) 284 of former City of Toronto By-law 438-86.

(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 Ave. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12 (1) 428]

(B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 445 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) 270(a) of former City of Toronto By-law 438-86; and

(D) On 99 Cameron St., the even numbered addresses of 216-220 Spadina Ave., 222 Spadina Ave.,

former City of Toronto by-law 466-80.

(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 St. East and 77 Huntley St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if 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; and  
(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 St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if 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; and  
(B) On 71 McCaul St. and 75 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601.

(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 Ave., 507, 519, 521 Dundas St. W. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12 (1) 428]
- (B) These **premises** must comply with Exception 900 11.10(2); and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

- (D) On or between the odd numbered addresses of 507-521 Dundas St. W., 280 Spadina Ave., former City of Toronto by-law 447-85.

(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 St. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if 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**; and [TO: 438-86; 12(2) 142]
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 1560 Yonge St., City of Toronto by-law 104-01.

(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) These **premises** must comply with Exception 900 11.10(2);
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 445 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) 270(a) of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 241 and 247 Spadina Ave. in 1999, Section 12(1) 444 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; and
- (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 message establishment is not permitted uses. [TO: 438-86; 12 (2) 100]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 335 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 87 Scollard St., former City of Toronto by-laws 258-75 and 236-81; and
- (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.

(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; and
- (B) On 57 Charles St. W., former City of Toronto by-laws 559-78 and 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 531-78;
- (D) Former City of Toronto by-law 532-78;
- (E) Former City of Toronto by-law 533-78;
- (F) Former City of Toronto by-law 39-80;
- (G) Former City of Toronto by-law 696-81;
- (H) Former City of Toronto by-law 59-82;
- (I) Former City of Toronto by-law 546-83;
- (J) Former City of Toronto by-law 547-83;
- (K) Former City of Toronto by-law 49-90; and
- (L) On 440 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(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(1) 333 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 90 Adelaide St. E., former City of Toronto by-laws 711-77 and 96-0140;
- (D) On 120 Adelaide St. E., the even numbered addresses of 132-134 Adelaide St. E., 142 Adelaide St. E., former City of Toronto by-law 245-86;
- (E) On 69 Lombard St., former City of Toronto by-law 96-0140;
- (F) On 76 Lombard St., former City of Toronto by-law 658-91;
- (G) On 77 Lombard St., former City of Toronto by-laws 711-77 and 96-0140;
- (H) On 95 Lombard St. and 111 Lombard St., former City of Toronto by-law 245-86; and
- (I) On 79R Richmond St. E., former City of Toronto by-law 658-91.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On 184 Spadina Ave., former City of Toronto by-laws 181-83 and 422-83; and
- (D) On 188 Spadina Ave., former City of Toronto by-law 181-83.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 56 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(C) Section 12(2) 270(a) 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; and  
(B) 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(1) 251 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) 270(a) of former City of Toronto By-law 438-86;  
(D) 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;  
(E) On the even numbered addresses of 178-188 Bedford Rd., 190 Bedford Rd., 192 Bedford Rd., former City of Toronto by-law 22391;  
(F) On 247 Davenport Rd., former City of Toronto by-law 368-73; and  
(G) On the lands municipally known as 287 Davenport Rd. in 1984, Section 12(2) 67 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 860 Bay St., City of Toronto by-law 519-2008;  
(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; and  
(E) On 38 Grenville St., City of Toronto by-law 254-04;

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) On the odd numbered addresses of 167-195 College St., 203 College St., former City of Toronto by-law 20821;
- (D) On 199 College St., former City of Toronto by-laws 20821 and 514-79; and
- (E) On 67 Henry St., former City of Toronto by-law 20821.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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 239 College St., former City of Toronto by-law 344-91.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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 12 Amelia St., former City of Toronto by-law 394-79.

(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 St., any part of a **building** above the first **storey** must be used for residential use; and [TO: 438-86; 12(2) 101]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 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 520 Parliament St., the even numbered addresses of 44-46 Winchester St., City of Toronto by-law 548-87.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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., City of Toronto by-law 1090-02;
- (C) On 1 St. Thomas St., former City of Toronto by-laws 372-79 and 579-79 and City of Toronto by-law 1090-02;
- (D) On 23 St. Thomas St., former City of Toronto by-law 96-0093; and
- (E) On the odd numbered addresses of 5-9 Sultan St., former City of Toronto by-laws 792-79 and 97-0501.

(2365) Exception CR 2365

The lands, or a portion thereof as noted below, are subject to the 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) Former City of Toronto by-law 515-76;
- (C) Former City of Toronto by-law 576-76;
- (D) Former City of Toronto by-law 677-76;
- (E) Former City of Toronto by-law 24-77;
- (F) Former City of Toronto by-law 614-77;
- (G) Former City of Toronto by-law 391-78;
- (H) Former City of Toronto by-law 478-78;
- (I) Former City of Toronto by-law 664-78;
- (J) Former City of Toronto by-law 812-78;
- (K) Former City of Toronto by-law 889-78;
- (L) Former City of Toronto by-law 373-79;
- (M) Former City of Toronto by-law 615-79;
- (N) Former City of Toronto by-law 884-79;
- (O) Former City of Toronto by-law 61-80;
- (P) Former City of Toronto by-law 879-80;
- (Q) Former City of Toronto by-law 116-82;
- (R) Former City of Toronto by-law 145-83;
- (S) Former City of Toronto by-law 92-85;
- (T) Former City of Toronto by-law 514-86; and
- (U) On 1 Church St., former City of Toronto by-laws 198-79, 513-90, and 417-91.

(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) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 515-76;
- (D) Former City of Toronto by-law 576-76;
- (E) Former City of Toronto by-law 677-76;
- (F) Former City of Toronto by-law 24-77;
- (G) Former City of Toronto by-law 391-78;
- (H) Former City of Toronto by-law 478-78;
- (I) Former City of Toronto by-law 664-78;
- (J) Former City of Toronto by-law 812-78;
- (K) Former City of Toronto by-law 889-78;
- (L) Former City of Toronto by-law 373-79;
- (M) Former City of Toronto by-law 615-79;
- (N) Former City of Toronto by-law 61-80;
- (O) Former City of Toronto by-law 879-80;
- (P) Former City of Toronto by-law 116-82;
- (Q) Former City of Toronto by-law 145-83;
- (R) Former City of Toronto by-law 92-85;
- (S) Former City of Toronto by-law 514-86; and
- (T) On 2 Church St., 25 The Esplanade, 35 The Esplanade, 45 The Esplanade, 55 The Esplanade, former City of Toronto by-laws 198-79, 61-81, and 513-90.

(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) Former City of Toronto by-law 121-80; and
- (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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 256 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 262 Bloor St. W., former City of Toronto by-laws 787-83 and 788-83; and
- (F) On the even numbered addresses of 280-284 Bloor St. W., former City of Toronto by-laws 787-83, 788-83, 540-87 and 205-88.

(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:

- (A) Despite 40.5.80.10(1), required **parking spaces** for 140 Carlton Street may be located entirely below ground on the abutting property, municipally known as Montague Park. [ By-law: PL130592 April 1 2016 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and  
(B) On 140 Carlton St., former City of Toronto by-law 146-70. [ By-law: 0559-2014 ]

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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;  
(C) On the even numbered addresses of 74-86 Gerrard St. E., former City of Toronto by-laws 763-78, 1-79, and 56-82; and  
(D) On the lands municipally known as 101 McGill St., Section 12(2) 147 of former City of Toronto By-law 438-86.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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; and  
(C) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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; and  
(C) 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) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) On the odd numbered addresses of 49-49A McCaul St., 51 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 97-0601;

(C) On 30 St. Patrick St., former City of Toronto by-law 761-86;

(D) On 54 1/2 St. Patrick St., former City of Toronto by-laws 267-73 and 531-80;

(E) On 96 St. Patrick St., City of Toronto by-law 151-02;

(F) On 126 St. Patrick St., former City of Toronto by-laws 267-73 and 531-80;

(G) On 180, 190 and 206 Simcoe St., former City of Toronto by-law 97-0599, [ By-law: 0559-2014 ]

(H) On 234 Simcoe St., former City of Toronto by-laws 233-77 and 284-77; and

(I) On 248 Simcoe St., former City of Toronto by-law 171-88.

(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) City of Toronto by-law 466-2005;

(C) On 21 Balmuto St., City of Toronto by-law 226-07; and

(D) On 35 Balmuto St. and 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:

(A) These **premises** must comply with Exception 900 11.10(2).

**Prevailing By-laws and Prevailing Sections:**

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) On 195 St. Patrick St., former City of Toronto by-laws 64-83 and 273-83;

(C) On 211 St. Patrick St., former City of Toronto by-laws 528-80, 64-83 and 273-83; and

(D) On 280 Simcoe St., former City of Toronto by-laws 528-80, 64-83 and 273-83.

(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; and

(B) On 35 Charles St. W., former City of Toronto by-laws 57-67 and 296-70.

(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: (None Apply)

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 465 Huron St., former City of Toronto by-laws 787-83, 788-83 and 326-85.

(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:

- (A) Despite 40.5.40.10(4), equipment and **structures** located on the roof of a **building**:
  - (i) may exceed the permitted maximum height for that **building** by a maximum of 3.0 metres only, instead of by the 5.0 metres permitted by 40.5.40.10(4); and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (B) In addition to the requirements of 40.5.40.10(5)(A) and (B), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building** must also be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**;
- (C) In addition to the requirements of 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space**:
  - (i) must be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**; and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (D) The maximum height of a **main wall** facing the **front lot line** is 7.5 metres measured from the average elevation of the ground along the **front lot line**;
- (E) Despite 40.10.40.70(2)(A) for a **building** constructed after May 9, 2013, if it is on a **lot** that is:
  - (i) beside one **lot** in the CR zone, which has a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the **front yard setback** of the **building** located on the abutting **lot**; and
  - (ii) between two abutting **lots** in the CR zone, each of which have a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the average of the **front yard setbacks** of those **buildings** located on the two abutting **lots**;
- (F) Despite 40.10.40.70(2)(E) a **building** may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (G) Despite 40.10.40.70(5) **building setbacks** apply above and below ground; and
- (H) Despite 40.5.40.40, the **gross floor area** of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** and the floor space index of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** divided by the area of the **lot**. [ By-law: 1033-2014 ]

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) 270(a) of former City of Toronto By-law 438-86;
- (D) On 194 Davenport Rd., former City of Toronto by-law 542-78; and
- (E) On 202 Davenport Rd., former City of Toronto by-law 97-77.

(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:

- (A) Despite 40.5.40.10(4), equipment and **structures** located on the roof of a **building**:
  - (i) may exceed the permitted maximum height for that **building** by a maximum of 3.0 metres only, instead of by the 5.0 metres permitted by 40.5.40.10(4); and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (B) In addition to the requirements of 40.5.40.10(5)(A) and (B), equipment, **structures** or parts of a **building** exceeding the permitted maximum height for a **building** must also be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**;
- (C) In addition to the requirements of 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space**:
  - (i) must be set back at least 3.0 metres from the interior face of the **main wall** facing the **front lot line**; and
  - (ii) may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (D) The maximum height of a **main wall** facing the **front lot line** is 7.5 metres measured from the average elevation of the ground along the **front lot line**;
- (E) Despite 40.10.40.70(2)(A) for a **building** constructed after May 9, 2013, if it is on a **lot** that is:
  - (i) beside one **lot** in the CR zone, which has a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the **front yard setback** of the **building** located on the abutting **lot**; and
  - (ii) between two abutting **lots** in the CR zone, each of which have a **building** fronting on Davenport Road, the required minimum **front yard setback** for that **building** constructed after May 9, 2013, is the average of the **front yard setbacks** of those **buildings** located on the two abutting **lots**;
- (F) Despite 40.10.40.70(2)(E) a **building** may not penetrate a 45 degree **angular plane** projected over the **lot** from the **rear lot line** starting at a height equal to the average elevation of the ground along the **rear lot line**;
- (G) Despite 40.10.40.70(5) **building setbacks** apply above and below ground; and
- (H) Despite 40.5.40.40, the **gross floor area** of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** and the floor space index of a **building** may be reduced only to a maximum of 50% of the floor area of the **basement** divided by the area of the **lot**. [ By-law: 1033-2014 ]

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) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 184 Davenport Rd., former City of Toronto by-law 584-78.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 156 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

- (D) Former City of Toronto by-law 531-78;
- (E) Former City of Toronto by-law 532-78;
- (F) Former City of Toronto by-law 533-78;
- (G) Former City of Toronto by-law 39-80;
- (H) Former City of Toronto by-law 696-81;
- (I) Former City of Toronto by-law 59-82;
- (J) Former City of Toronto by-law 546-83;
- (K) Former City of Toronto by-law 547-83;
- (L) Former City of Toronto by-law 49-90; and
- (M) On the even numbered addresses of 502-510 Queen St. E., 512 Queen St. E., 524 Queen St. E., 540 Queen St. E., former City of Toronto by-laws 284-72 and 204-79.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 531-78;
- (D) Former City of Toronto by-law 532-78;
- (E) Former City of Toronto by-law 533-78;
- (F) Former City of Toronto by-law 39-80;
- (G) Former City of Toronto by-law 59-82;
- (H) Former City of Toronto by-law 546-83;
- (I) Former City of Toronto by-law 547-83;
- (J) Former City of Toronto by-law 49-90; and
- (K) On 181 Parliament St., the odd numbered addresses of 205-217 Parliament St. , the even numbered addresses of 348-404 Queen St. E., the even numbered addresses of 418-420 Queen St. E., 428-438 Queen St. E., 104 Sackville St., 567 Shuter St., 8 Trefann St., former City of Toronto by-laws 284-72 and 204-79.

(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:

- (A) On a **lot**, the maximum **gross floor area** for commercial purposes is 1,622 square metres. [TO: 438-86; 12(2) 168]

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 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; and
- (D) On the lands municipally known as 20-30 Asquith Ave. and 830 Church St., 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:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 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; and
- (D) 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; and
- (D) On 789 Yonge St., former City of Toronto by-laws 114-74, 246-74, and 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: (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) 208 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 304 of former City of Toronto By-law 438-86; and
- (D) On 40 Asquith Ave., former City of Toronto by-laws 853-79, 317-80, and 657-89.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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) 270(a) of former City of Toronto By-law 438-86;
- (D) On 168 John St., former City of Toronto by-laws 590-76 and 20-77; and
- (E) On the lands municipally known as 238 Queen St. W., Section 12(2) 188 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:

(A) These **premises** must comply with Exception 900 11.10(2).

**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;

(D) On 180 Queen St. W., former City of Toronto by-law 97-0599 and City of Toronto by-law 355-03; and

(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:

(A) These **premises** must comply with Exception 900 11.10(2).

(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(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;

(D) Section 12(2) 239 of former City of Toronto By-law 438-86;

(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(F) On 250 Dundas St. W., former City of Toronto by-laws 64-83 and 273-83;

(G) On 257 Dundas St. E., former City of Toronto by-laws 276-75 and 443-75;

(H) On or between the odd numbered addresses of 263-271 Dundas St. E., former City of Toronto by-law 96-0343;

(I) On 310 Dundas St. E., former City of Toronto by-laws 616-76 and 617-76;

(J) On 346 Dundas St. E., former City of Toronto by-laws 573-78 and 574-78;

(K) On 398 Dundas St. E., former City of Toronto by-laws 235-75 and 468-75; and

(L) On the lands municipally known as 401 Dundas St. E. 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 333 of former City of Toronto By-law 438-86;

(B) Section 12(1) 335 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; and

(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; and

(B) Section 12(2) 216 of former City of Toronto By-law 438-86.

(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(1) 251 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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 9 Bedford Rd., former City of Toronto by-law 364-87.

(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 Rd. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law; [TO: 438-86; 12(1) 250]
- (B) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]
- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 10 Spadina Rd. and 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On 720 Spadina Ave., former City of Toronto by-laws 22581 and 22767; and
- (E) On 736 Spadina Ave., City of Toronto by-law 345-04.

(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: (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 1099 Bay St., former City of Toronto by-law 719-84;
- (D) On 1121 Bay St., former City of Toronto by-laws 311-78 and 664-99; and
- (E) On 55 Charles St. W., former City of Toronto by-laws 559-78 and 596-78.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).

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) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (D) On 250 Dundas St. W., 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: (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 20 Carlton St., former City of Toronto by-laws 622-78, 238-79 and 87-80; and
- (D) On 30 Carlton St. and 33 WOOD ST, former City of Toronto by-laws 147-69 and 237-84.

(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: (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; and
- (C) 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; and
- (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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (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: (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 18 Davenport Rd., 15 McMurrich St., the even numbered addresses of 890-900 Yonge St., former City of Toronto by-laws 839-78 and 202-79;
- (D) On 77 McMurrich St., 950 Yonge St., former City of Toronto by-law 95-0137; and
- (E) On the even numbered addresses of 890-900 Yonge St., former City of Toronto by-law 667-83.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 267 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 former City of Toronto of By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 2131 Yonge St., former City of Toronto by-law 21739, 337-67, 327-69 and 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(D) On 2087 Yonge St., former City of Toronto by-law 809-84 and former City of Toronto by-law 607-1998.  
[ By-law: 1675-2013 ]

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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., former City of Toronto by-laws 286-80 and 326-82; and

(B) On 388 Bloor St. E., former City of Toronto by-law 640-83.

(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) 262 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 1639 Yonge St., City of Toronto by-law 394-06.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) On 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.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 801 Mount Pleasant Rd. and 803 Mount Pleasant Rd., former City of Toronto by-law 74-81.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 700 Mount Pleasant Rd., City of Toronto by-law 718-99.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;

- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 477 Mount Pleasant Rd., former City of Toronto by-law 467-76.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 108 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2421) Exception CR 2421

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

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 193 of former City of Toronto By-law 438-8;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 4-10 Teddington Park Ave., former City of Toronto by-law 528-85.

(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) These **premises** must comply with Exception 900 11.10(2).]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;

- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 108 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the odd numbered addresses of 2079-2085 Yonge St., and the odd numbered addresses of 2093-2111 Yonge St., former City of Toronto by-law 809-84 and former City of Toronto by-law 809-84 and City of Toronto by-law 607-1998. [ By-law: 1675-2013 ]

(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; and [TO: 438-86; 12(2) 199]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270 (a) of former City of Toronto By-law 438-86;
- (B) On 80 Danforth Ave., former City of Toronto by-laws 392-76 and 487-76;
- (C) On the lands municipally known as 411 Danforth Ave. in 1996, Section 12(1) 429 (i) of former City of Toronto By-law 438-86; and
- (D) On the lands municipally known as 535 Danforth Ave. in 1996, Section 12(1) 429 (ii) of former City of Toronto By-law 438-86.

(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 Ave. 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 message establishment is not a permitted use. [TO: 438-86; 12 (2) 23]
- (A) On the lands known in 1982 as 9, 11, 12, 15, 17, 19, 21, 30, 33, and 35 Hazelton Avenue in 1982, an **eating establishment, take-out eating establishment, personal service shop** involving the cleaning of apparel, **pet services, laboratory, motion pictures production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, or a **vehicle dealership** or **massage therapy** is not a permitted use. [TO: 438-86; 12 (2) 23] [ By-law: 607-2015 Under Appeal ]

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 9 Hazelton Ave., former City of Toronto by-laws 501-77 and 691-77;
- (D) On the even numbered addresses of 12-24 Hazelton Ave., 28 Hazelton Ave., former City of Toronto by-law 48-74;
- (E) On the even numbered addresses of 30-30A Hazelton Ave., former City of Toronto by-law 192-69; and
- (F) On 126 Scollard St., former City of Toronto by-law 654-82.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) On or between the even numbered addresses of 3018-3020 Yonge St., City of Toronto by-law 2-10;  
and
- (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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 20 GLEBE RD W, former City of Toronto by-law 391-81, 703-81, and 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) On 571 Bloor St. W., former City of Toronto by-laws 717-82 and 228-83.

(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) These **premises** must comply with Exception 900 11.10(2).

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) City of Toronto by-law 537-2005;

- (D) On 72 Clinton St., former City of Toronto by-law 200-85;
- (E) On 593 College St., former City of Toronto by-law 232-77;
- (F) On 622 College St., former City of Toronto by-law 200-85;
- (G) On 650 College St., former City of Toronto by-law 739-81; and
- (H) On 200 Montrose Ave., former City of Toronto by-laws 319-78 and 519-79.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 33 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Section 12(2) 317 of former City of Toronto By-law 438-86; and
- (D) On 34 Lennox St., the odd numbered addresses of 581-603 Markham St., former City of Toronto by-laws 717-82 and 228-83.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 245 Eglinton Ave. E., former City of Toronto by-law 770-84.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 108 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 18 Wanless Ave., City of Toronto by-law 902-99; and
- (F) On 3179 Yonge St., former City of Toronto by-law 809-87.

(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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (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**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 40 Gerrard St. E., former City of Toronto by-laws 277-69 and 310-71.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 95 Prince Arthur Ave., former City of Toronto by-laws 787-83, 325-85, 326-85, 540-87 and 205-88.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 216 of former City of Toronto By-law 438-86; and
- (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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; and [TO: 438-86; 12(2) 219]

(C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 455 Huron St., former City of Toronto by-laws 787-83, 788-83 and 326-85.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 146 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.; and
- (D) On 21 Carlton St., City of Toronto by-law 683-04.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (C) On 1033 Bay St., former City of Toronto by-laws 735-83, 742-85, and 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On the even numbered addresses of 296-298 Jarvis St., 300 Jarvis St., former City of Toronto by-laws 725-81 and 298-88; and
- (C) On the land municipally known as 314 Jarvis St., former City of Toronto by-law 526-89 and City of Toronto by-law 3-2006.

(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) 84 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 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) On the lands municipally known as 20 Charles St. East, Section 12 (2) 167 of former City of Toronto By-law 438-86; and
- (E) 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.

(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; and [TO: 438-86; 12(1) 126]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 335 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; and
- (E) On 10 Bellair St., 100 Bloor St. W., City of Toronto by-law 133-99.

(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 regulations 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 regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 56 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) 240 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) On 54 Kensington Ave., former City of Toronto by-law 655-86.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 97-0521; and
- (D) On 1005 King St. W., former City of Toronto by-law 694-86 and City of Toronto by-law 296-02.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 287 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 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 St. W.; and [TO: 438-86; 12(2) 169]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 288 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Former City of Toronto by-law 97-0521;
- (F) On 905 King St. W., former City of Toronto by-law 694-86.; and
- (G) On 915 King St. W., City of Toronto by-laws 694-86 and 296-02.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521;
- (E) On 21 Canniff St., 901 King St. W., former City of Toronto by-law 694-86; and
- (F) On 18 Stafford St., former City of Toronto by-law 694-86 and City of Toronto by-law 865-01.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521; and
- (E) On the odd numbered addresses of 1029-1033 King St. W., former City of Toronto by-law 694-86.

(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 regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 258 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 97-0521; and
- (E) On 1071 King St. W., 100 Strachan Ave., former City of Toronto by-law 694-86.

(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; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 389 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) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 1800 Yonge St., former City of Toronto by-laws 75-80 and 251-80.

(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 Ave. E. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12 (1) 428]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 22 St. Clair Ave. E., former City of Toronto by-law 130-74.

(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**; and [TO: 438-86; 12(1) 445]
- (B) These **premises** must comply with Exception 900 11.10(2).

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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 251 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) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 55 Prince Arthur Ave., former City of Toronto by-law 746-81.

(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 regulations 40.10.40.70(2)(D) and (E) do not apply to a **building** or **structure** that complies with the permitted maximum height as set out in regulation 40.10.40.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 66 Avenue Rd. and 4 Lowther Ave., former City of Toronto by-law 787-80.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of

the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 251 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) 270(a) of former City of Toronto By-law 438-86; and
- (D) On 141 St. George St., former City of Toronto by-law 977-79.

(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 regulations 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) These **premises** must comply with Exception 900 11.10(2).

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; and
- (C) Section 12(2) 270(a) 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 regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On the even numbered addresses of 174-178 St. George St., former City of Toronto by-laws 787-83, 540-87 and 205-88.

(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 regulations 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 regulations 40.10.20.40 (1) and 40.10.20.100 (18), an **apartment building** is not permitted;
- (C) **Dwelling units** are only permitted above the first **storey**; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 279 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 56 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) 240 of former City of Toronto By-law 438-86;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) On 260 Augusta Ave., former City of Toronto by-laws 638-76, 480-78, 481-78, 482-78, and 768-84; and
- (G) On 64 Oxford St., former City of Toronto by-law 638-76, 190-81, 368-81, 369-81, and 370-81.

(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 regulation 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 the lands municipally known as 321 Bloor St. East in 1989, Section 12(1) 268 of former City of Toronto By-law 438-86; and
- (C) On 1 Mount Pleasant Rd., former City of Toronto by-laws 473-78, 474-78, and 356-89 and 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 regulation 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; and
- (B) On 110 Bloor St. W., 145 Cumberland St., former City of Toronto by-laws 105-79, 201-79, 386-78, and 845-84.
- (B) On 110 Bloor St. W., 145 Cumberland St., former City of Toronto by-laws 105-79, 201-79, 486-78, and 845-84. [ By-law: 607-2015 Under Appeal ]

(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 regulation 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; and
- (B) On 235 Bloor St. E., former City of Toronto by-laws 22769 and 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 regulation 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. and 700 University Ave., former City of Toronto by-law 241-69; and

(C) 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 regulation 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; and

(B) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; [TO: 438-86; 12(2) 219]

(B) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 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;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(E) On 210 Avenue Rd. and 2A Chicora Ave., former City of Toronto by-law 874-78.

(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 regulation 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 the even numbered addresses of 120-160 Bloor St. E., former City of Toronto by-laws 853-79, 317-80, and 657-89;

- (D) On the even numbered addresses of 278-278R Bloor St. E., former City of Toronto by-laws 787-79 and 881-79; and
- (E) On 300 Bloor St. E., City of Toronto by-law 590-90.

(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 regulations 40.10.20.40 (1), 40.10.20.100 (18), and Clause 40.10.150.1 (Waste) **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) 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; and
- (F) 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.

(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) 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 St. W. and the block bounded by Huron St., Prince Arthur Avenue, St. George St., and Bloor St. W. except for the lands on the north side of Bloor St. W. within 28.96 metres of the intersection of Huron St. and Bloor St. W.; [TO: 438-86; 12(2) 219]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 251 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) 270 (a) of former City of Toronto By-law 438-86;
- (D) On 1 Bedford Rd., the even numbered addresses of 230-244 Bloor St. W., City of Toronto by-law 645-07;
- (E) On the lands municipally known as 1 Bedford Rd., 230, 232, 234, 236, 238, 240, 242 and 244 Bloor

St. W., City of Toronto by-law 645-2007(OMB);

(F) On the lands municipally known as 204 Bloor St. W., City of Toronto by-law 907-2006; and

(G) On 220 Bloor St. W., former City of Toronto by-law 364-87.

(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:

(A) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 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;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(E) On 5 Prince Arthur Ave., former City of Toronto by-law 364-87.

(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:

(A) These **premises** must comply with Exception 900 11.10(2).

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; and

(C) On 275 Dundas St. W., 152 St. Patrick St., former City of Toronto by-laws 94-0534 and 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:

(A) These **premises** must comply with Exception 900 11.10(2).

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; and

(C) On 109 McCaul St., former City of Toronto by-laws 267-73, 531-80, 551-80, 94-0534 and 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:

(A) Despite regulation 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 1166 Bay St. and 1170 Bay St., former City of Toronto by-law 751-77;
- (D) On 50 Bloor St. W., former City of Toronto by-law 499-77; and
- (E) On 55 Bloor St. W., former City of Toronto by-law 193-69.

(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:

- (A) Despite regulation 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) City of Toronto by-law 1167-08;
- (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; and
- (E) On the lands municipally known as 31 Bloor St. East, Section 12 (2) 165 of former City of Toronto By-law 438-86.

(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:

- (A) Despite regulation 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; and
- (C) On 146 Bloor St. W., former City of Toronto by-laws 486-79 and 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:

- (A) Despite regulation 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) City of Toronto by-law 593-06; and
- (D) On 438 University Ave., former City of Toronto by-law 171-88.

(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:

- (A) Despite regulation 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; and
- (C) On the odd numbered addresses of 117-121 Bloor St. E., former City of Toronto by-laws 96-81 and 88-82.

(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:

- (A) Despite regulation 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) City of Toronto by-law 1167-08;
- (D) On 1 Bloor St. W., former City of Toronto by-law 274-80; and
- (E) On 2 Bloor St. W., City of Toronto by-law 85-01.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 132 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (C) Former City of Toronto by-law 515-76;
- (D) Former City of Toronto by-law 576-76;
- (E) Former City of Toronto by-law 677-76;
- (F) Former City of Toronto by-law 24-77;
- (G) Former City of Toronto by-law 614-77;
- (H) Former City of Toronto by-law 391-78;
- (I) Former City of Toronto by-law 478-78;
- (J) Former City of Toronto by-law 664-78;
- (K) Former City of Toronto by-law 812-78;
- (L) Former City of Toronto by-law 889-78;
- (M) Former City of Toronto by-law 373-79;
- (N) Former City of Toronto by-law 615-79;
- (O) Former City of Toronto by-law 884-79;
- (P) Former City of Toronto by-law 61-80;
- (Q) Former City of Toronto by-law 879-80;

- (R) Former City of Toronto by-law 116-82;
- (S) Former City of Toronto by-law 145-83;
- (T) Former City of Toronto by-law 92-85;
- (U) Former City of Toronto by-law 514-86; and
- (V) On the even numbered addresses of 110-112 George St. S., City of Toronto by-law 273-98.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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 35 Merton St., former City of Toronto by-law 96-0053;
- (C) On the even numbered addresses of 64-84 Merton St., former City of Toronto by-laws 97-0523 and 97-0551;
- (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 the lands municipally known as 137 to 147 Merton St. in 1992, Section 12(1) 308 of former City of Toronto By-law 438-86;
- (G) On 119 Merton St., former City of Toronto by-laws 96-0055 and 97-0594; and
- (H) On 195 Merton St., and 253 Merton St. City of Toronto by-law 358-00.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;

(C) Section 12(2) 267 of former City of Toronto By-law 438-86; and

(D) Section 12(2) 270(a) 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(D) On 123 Eglinton Ave. E., City of Toronto by-law 881-98; and

(E) On 130 Eglinton Ave. E., former City of Toronto by-law 882-78.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

(i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;

(ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(D) On 1835 Yonge St., former City of Toronto by-law 394-87.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of

the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 65 St. Clair Ave. E., former City of Toronto by-laws 21670, 21699, 89-68 and 513-82.

(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 regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (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 regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 21 St. Clair Ave. E. in 1988, Sections 12(2) 41 and 12(2) 42 of former City of Toronto By-law 438-86; and
- (F) On 21 St. Clair Ave. E., former City of Toronto by-laws 21670, 21699, and 89-68.

(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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 245 Davisville Ave., City of Toronto by-law 913-00.

(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 St. is 3.0 metres; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (F) On 2 St. Clair Ave. E., former City of Toronto by-law 130-74.

(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 regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (B) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (F) On 1 St. Clair Ave. E., former City of Toronto by-laws 363-76, 729-78 and 730-78.

(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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;

- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 18 Merton St. and 1819 Yonge St., former City of Toronto by-law 394-87.

(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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 1867 Yonge St., former City of Toronto by-law 68-67; and
- (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:

- (A) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category; and

- (C) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 20 Holly St., former City of Toronto by-laws 491-67 and 9-68;
- (F) On 50 Holly St., former City of Toronto by-laws 22199 and 735-86;

- (G) On the even numbered addresses of 78-84 Holly St., former City of Toronto by-law 781-79;
- (H) On 30 Soudan Ave., former City of Toronto by-law 38-81; and
- (I) On 2195 Yonge St., City of Toronto by-law 248-2004 (OMB).

(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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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 is display goods or advertising; and [TO: 438-86; 12 (2) 30]
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 77 St. Clair Ave. E., former City of Toronto by-law 22080.

(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 is display goods or advertising; [TO: 438-86; 12 (2) 30]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 11 St. Clair Ave. E. in 1988, Sections 12(2) 41 and 12(2) 42 of former City of Toronto By-law 438-86; and
- (F) On 11 St. Clair Ave. E., former City of Toronto by-laws 21670, 21699, and 89-68.

(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:

- (A) These **premises** must comply with Exception 900 11.10(2).
- (B) On 547, 549 and 555 College Street, if the requirements of section 4 of By-law No. 694-2014 are complied with, none of the provisions of 5.10.40.70 (1), 40.5.40.10 (1), 40.10.20.100 (17), 40.10.40.10 (2)(A), 40.10.40.40 (1) (A) and (C), 40.10.40.70 (2)(B) (ii) and (E) (i), 40.10.50.10 (2) and (3), 40.10.90.10 (1) (C), and 200.5.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law No. 694-2014 if the **building** or **structure** complies with the following:
  - (i) the whole of the **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 1 of By-law No. 694-2014;
  - (ii) the height of any **building** or **structure**, as measured from the Canadian Geodetic Datum elevation of 106.6 metres, does not exceed the height in metres specified by the numbers following the symbol H on Diagram 2 of By-law No. 694-2014, with the exception of the following:
    - (a) the maximum height for terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, window washing equipment, ornamental architectural features, chimney stacks and structures used for safety or wind protection purposes shall be the sum of 1.5 metres and the applicable height limit shown on Diagram 2;
  - (iii) the minimum **building setback** from the rear **lot line** is 4 metres;
  - (iv) the total **gross floor area** on the **lot** must not exceed:
    - (a) 5,800 square metres for all **buildings**;
    - (b) 5,250 square metres for the total residential **gross floor area** of the **building**;

- (c) 550 square metres for the total non-residential **gross floor area** of the **building**;
- (v) for a retail store less than 550 square metres no **parking spaces** are required for non-residential uses;
- (vi) the required **parking spaces** can be reduced at a rate of four **parking spaces** for each **car-share parking space** provided to a maximum of one **car-share** space on the **lot**;
- (vii) for the purpose of this exception **car-share** means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
- (viii) for the purpose of this exception a **car-share parking space** shall mean a **parking space** that is reserved and actively used for car-sharing, including non-residents. [ By-law: 0694-2014 ]

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 or between the even numbered addresses of 452-456 College St., former City of Toronto by-law 477-87;
- (D) On 507 College St., City of Toronto by-law 821-02; and
- (E) On 301 Markham St., City of Toronto by-law 284-99.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]
- (B) Despite regulations 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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) 208 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270 (a) of former City of Toronto By-law 438-86; and
- (E) On 172 St. George St., former City of Toronto by-laws 787-83, 540-87 and 205-88.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]

(B) Despite regulation 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; and

(B) On 175 Bloor St. E., 227 Bloor St. E., former City of Toronto by-laws 992-88, 94-0425 and 97-0610.

(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**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; and [TO: 438-86; 12 (2) 80]

(B) Despite regulation 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; and

(C) On 175 Bloor St. E., 227 Bloor St. E., former City of Toronto by-laws 992-88, 97-0610, and 94-0425.

(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**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) Former City of Toronto by-law 537-2005; and

(C) On 120 Carlton St. and 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**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) Section 12(2) 216 of former City of Toronto By-law 438-86; and

(C) 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:

- (A) These **premises** must comply with Exception 900 11.10(2); and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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; and
- (E) Section 12(2) 270(a) 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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (F) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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) 265 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 1 Balmoral Ave. and 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 St. in 1981, a **vehicle dealership** with a **vehicle service shop** are permitted if they do not involve the sale or maintenance of motorcycles; and [TO: 438-86; 12 (1) 163(i)]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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 St. in 1981, a **vehicle dealership** with a **vehicle service shop** are permitted if they do not involve the sale or maintenance of motorcycles; and [TO: 438-86; 12 (1) 163(i)]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 2401 Yonge St., former City of Toronto by-laws 139-82 and 212-84.

(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 regulation 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, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; [TO: 438-86; 12(1) 428]
- (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; [TO: 438-86; 12(1) 134(vii)]
- (C) On a **lot**, a machine laundry or banquet hall is permitted; and [TO: 438-86; 12(1) 134(vii)]
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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 permitted; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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) 265 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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; and
- (E) Section 12(2) 270(a) 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 515-76;
- (E) Former City of Toronto by-law 576-76;
- (F) Former City of Toronto by-law 677-76;
- (G) Former City of Toronto by-law 24-77;
- (H) Former City of Toronto by-law 614-77;
- (I) Former City of Toronto by-law 391-78;
- (J) Former City of Toronto by-law 478-78;
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 373-79;
- (O) Former City of Toronto by-law 615-79;
- (P) Former City of Toronto by-law 884-79;
- (Q) Former City of Toronto by-law 61-80;
- (R) Former City of Toronto by-law 879-80;
- (S) Former City of Toronto by-law 116-82;
- (T) Former City of Toronto by-law 145-83;
- (U) Former City of Toronto by-law 92-85;
- (V) Former City of Toronto by-law 514-86; and
- (W) On 140 The Esplanade, City of Toronto by-law 273-98.

(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 Rd. in 1996, the combined **interior floor area** for all **eating establishments** and **take-out eating establishments** may exceed 400 square metres, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12 (1) 428]
- (B) On the portion of 55 Avenue Rd. in 1982 that is east of a line parallel to and distant 25.6 metres west of the west limit of Hazelton Ave., 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 message establishment is not a permitted use. [TO: 438-86; 12 (2) 23]
- (B) On the portion of the lands known in 1982 as 55 Avenue Road and east of a line parallel to and at least 25.6 metres west of the west limit of Hazelton Avenue, the following uses are not permitted: **eating establishment, take-out eating, establishment, personal service shop** for the cleaning of apparel, **pet services, laboratory, motion pictures production studio, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service** for photocopying and printing services, **retail store** for the sale of animals, pets, firearms, taxidermy and auctioned items, a **vehicle dealership and massage therapy**. [TO: 438-86; 12(2) 23] [ By-law: 607-2015 Under Appeal ]

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;
- (D) Section 12(5)(d) of former City of Toronto By-law 438-86; and
- (E) On 55 Avenue Rd., former City of Toronto by-laws 192-69 and 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 515-76;
- (E) Former City of Toronto by-law 576-76;
- (F) Former City of Toronto by-law 677-76;
- (G) Former City of Toronto by-law 24-77;
- (H) Former City of Toronto by-law 614-77;
- (I) Former City of Toronto by-law 391-78;
- (J) Former City of Toronto by-law 478-78.

- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 373-79;
- (O) Former City of Toronto by-law 615-79;
- (P) Former City of Toronto by-law 884-79;
- (Q) Former City of Toronto by-law 61-80;
- (R) Former City of Toronto by-law 879-80;
- (S) Former City of Toronto by-law 116-82;
- (T) Former City of Toronto by-law 145-83;
- (U) Former City of Toronto by-law 92-85;
- (V) Former City of Toronto by-law 514-86; and
- (W) On 109 Front St. E., City of Toronto by-law 273-98.

(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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 515-76;
- (E) Former City of Toronto by-law 576-76;
- (F) Former City of Toronto by-law 677-76;
- (G) Former City of Toronto by-law 24-77;
- (H) Former City of Toronto by-law 614-77;
- (I) Former City of Toronto by-law 391-78;
- (J) Former City of Toronto by-law 478-78;
- (K) Former City of Toronto by-law 664-78;
- (L) Former City of Toronto by-law 812-78;
- (M) Former City of Toronto by-law 889-78;
- (N) Former City of Toronto by-law 373-79;
- (O) Former City of Toronto by-law 615-79;
- (P) Former City of Toronto by-law 884-79;
- (Q) Former City of Toronto by-law 61-80;
- (R) Former City of Toronto by-law 879-80;
- (S) Former City of Toronto by-law 116-82;

- (T) Former City of Toronto by-law 145-83;
- (U) Former City of Toronto by-law 92-85; and
- (V) Former City of Toronto by-law 514-86.

(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; [TO: 438-86; 12(1) 126]
- (B) Despite regulation 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, if any single **eating establishment** or **take-out eating establishment** does not exceed 400 square metres; and [TO: 438-86; 12(1) 428]
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) 270(a) of former City of Toronto By-law 438-86;
- (D) Former City of Toronto by-law 24-77;
- (E) Former City of Toronto by-law 391-78;
- (F) Former City of Toronto by-law 373-79;
- (G) Former City of Toronto by-law 116-82; and
- (H) Former City of Toronto by-law 145-83.

(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(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) 258 of former City of Toronto By-law 438-86;
- (E) 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) Section 12(2) 316 of former City of Toronto By-law 438-86;
- (H) On 189 Yonge St., former City of Toronto by-law 643-87; and
- (I) Former City of Toronto by-law 97-0194.

(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) 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) 258 of former City of Toronto By-law 438-86;
- (E) 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) Section 12(2) 316 of former City of Toronto By-law 438-86;
- (H) Former City of Toronto by-law 97-0194; and
- (I) On 209 Yonge St., former City of Toronto by-law 95-0602.

(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: (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) On 89 Chestnut St., former City of Toronto by-laws 192-68, 142-69, and 147-72; and
- (E) On 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 251 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(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 30 to 44 Avenue Rd., Section 12 (2) 237 of former City of Toronto By-law 438-86; and
- (F) On 38 Avenue Rd., former City of Toronto by-laws 787-80 and 515-90.

(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 **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (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) 265 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) 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 **building setback** from a **lot line** abutting Yonge St. is 3.0 metres.
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 144 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;
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86;
- (G) On the lands municipally known as 641 College St. in 1994, Section 12(1) 372 of former City of Toronto By-law 438-86; and
- (H) On the odd numbered addresses of 1133-1177 Yonge St., former City of Toronto by-law 286-83.

(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 **building setback** from a **lot line** abutting Yonge St. is 3.0 metres;
- (B) These **premises** must comply with Exception 900 11.10(2); and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (G) On 1365 Yonge St., former City of Toronto by-law 346-77.

(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 **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (B) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (F) Section 12(2) 324 of former City of Toronto By-law 438-86;
- (G) On the lands municipally known as 1501 Yonge St. in 1976, Section 12 (2) 266(a) of former City of Toronto By-law 438-86; and
- (H) On 1501 Yonge St., City of Toronto by-law 810-08.

(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:

- (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 St. is 3.0 metres; and
- (C) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 2 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (G) On 2 St. Clair Ave. W., former City of Toronto by-laws 21852, 21853, and 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 Ave. W. 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]
- (B) Despite regulation 40.10.20.100 (2), a **Nightclub** is not a permitted use;
- (C) The minimum **building setback** from a **lot line** abutting Yonge St. is 3.0 metres; and
- (D) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 2 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) Section 12(2) 270(a) of former City of Toronto By-law 438-86
- (G) On 1 St. Clair Ave. W., former City of Toronto by-law 730-78; and
- (H) On the lands municipally known as 1 St. Clair Ave. W. 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:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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; and
- (E) Section 12(2) 270(a) 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:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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 St. 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 St., the height of the **building** may not exceed 12.0 metres; and [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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 79 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; and
- (D) 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) 208 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; and
- (F) On 576 Church St., former City of Toronto by-laws 21280 and 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: (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) 208 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;
- (E) City of Toronto by-law 466-2005;
- (F) On 35 Balmuto St., 764 Yonge St., City of Toronto by-law 466-05;
- (G) On 75 St. Nicholas St., 692 Yonge St., City of Toronto by-law 103-10;
- (H) On the lands municipally known as 501-523 Yonge St. in 1981, Section 12 (2) 160 of former City of Toronto By-law 438-86;
- (I) On 501 Yonge St., being former City of Toronto by-law 511-82;
- (J) On 555 Yonge St., former City of Toronto by-law 284-68;
- (K) On 619 Yonge St., former City of Toronto by-law 436-75; and
- (L) On 730 Yonge St., former City of Toronto by-laws 22910 and 223-67.

(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: (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) 208 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86.

(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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 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; and
- (E) On 557 Church St., 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (B) On 625 Church St., Section 12(2) 260 of former City of Toronto By-law 438-86.; and
- (C) On 80 Charles St. E., 625 Church St., 99 Hayden St., former City of Toronto by-law 94-0481.

(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) 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) 270(a) of former City of Toronto By-law 438-86;
- (D) Section 12(2) 324 of former City of Toronto By-law 438-86; and
- (E) On 429 Bloor St. E., former City of Toronto by-law 982-79.

(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: (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;
- (C) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (D) Section 12(1) 431 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) 256 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) 259 of former City of Toronto By-law 438-86;
- (I) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (J) Section 12(2) 316 of former City of Toronto By-law 438-86; and
- (K) Former 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 335 of former City of Toronto By-law 438-86;
- (D) Section 12(1) 397 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) 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 30 Church St., former City of Toronto by-law 151-89;
- (I) On 70 Colborne St., former City of Toronto by-law 94-0653;
- (J) On 101 King St. E., former City of Toronto by-law 94-0653; and
- (K) On 60 Wellington St. E., former City of Toronto by-law 151-89.

(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: (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; and
- (D) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 333 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 334 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 335 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) 260 of former City of Toronto By-law 438-86; and
- (F) On the odd numbered addresses of 103-109 King St. E., 145 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: (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; and
- (E) On 92 King St. E., 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 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; and
- (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(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(1) 251 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 164 Avenue Rd., City of Toronto by-law 569-08 (OMB).

(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: (None Apply)

(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 permitted maximum **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 permitted maximum 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 Ave. E. or 3.0 metres from a **lot line** abutting Sheppard Ave. E.;
  - (ii) the greater of 21.0 metres from the centre line of Morningside Ave. or 3.0 metres from a **lot line** abutting Morningside Ave.; and
  - (iii) the greater of 16.5 metres from the centre line of Milner Ave. or 3.0 metres from a **lot line** abutting Milner Ave.; 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) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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)

(2573) Exception CR 2573

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

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:

- (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
- (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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:

- (A) Section 16(138) of the former City of York zoning by-law 1-83.

(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 permitted;
- (C) The permitted maximum **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 Rd., or 3.0 metres from a **lot line** abutting Kingston Rd.; and
  - (ii) 3.0 metres from a **lot line** abutting any **street** other than Kingston Rd.; and
- (E) 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 permitted maximum **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:

On 25 Richmond Street East and 20 and 26 Lombard Street, if the requirements of By-law No. 133-2016(OMB) are complied with, none of the provisions of By-law No. 569-2013 apply to prevent the erection or use of a building, structure, addition or enlargement permitted in By-law No. 133-2016(OMB).

- (A) Despite regulation 40.10.40.10(1), the height of any **building** or **structure** erected on the lands must not exceed:
- (i) the maximum height in metres permitted as indicated by the numbers following the letter "H" as shown on Diagram 3 of By-law No. 133-2016(OMB); and
  - (ii) the maximum number of **storeys** permitted as indicated by the numbers following the letters "ST" as shown on Diagram 3 of By-law No. 133-2016(OMB), exclusive of any above-grade mechanical components;
- (B) Despite (A) and regulations 40.5.40.10(4)-(7), the following may exceed the height indicated by the numbers following the letter "H" shown on Diagram 3 of By-law No. 133-2016(OMB) to the extent indicated as follows:
- (i) lighting fixtures, cornices, sills, eaves, window washing equipment, parapets, privacy screens, terraces, cabanas, planters, balustrades, bollards, stairs, wheelchair ramps, landscape features, and public art installations must not exceed a maximum vertical projection of 1.2 metres above the height otherwise permitted;
  - (ii) railings must not exceed a maximum vertical projection of 2.0 metres above the height otherwise permitted;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology must not exceed a maximum vertical projection of 1.5 metres above the height otherwise permitted; and
  - (iv) rooftop stacks and vents must not exceed a maximum vertical projection of 1.5 metres above the height otherwise permitted;
- (C) Despite clause 40.10.30.40, the maximum **gross floor area** erected or used on the lands must not exceed 51,438.0 square metres, of which:
- (i) the total maximum residential **gross floor area** erected or used on the **lot** must not exceed 50,358.0 square metres; and
  - (ii) the total maximum non-residential **gross floor area** erected or used on the **lot** must not exceed 1,080.0 square metres exclusive of any non-residential **gross floor area** used as a **parking garage**;
- (D) A maximum of 681 **dwelling units** are permitted;
- (E) A minimum of four (4) **dwelling units** erected or used on the lands must each have three or more bedrooms in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12), as amended or replaced from time to time;
- (F) A minimum of forty-five (45) **dwelling units** erected or used on the lands must:
- (i) each be a minimum of 78.0 square metres;
  - (ii) collectively, have a minimum average **dwelling unit** size of 84.0 square metres; and
  - (iii) be constructed as or readily convertible to a three bedroom **dwelling units**, without requiring structural changes to the **dwelling unit**, where:
    - (a) a minimum of thirty-eight (38) convertible **dwelling units** must have an external opening in the constructed or convertible third bedroom; and
    - (b) each bedroom must be in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12) but nothing in subsection (ii) shall be interpreted to prevent a **dwelling unit** from having more than three bedrooms.
- (G) Despite clause 40.10.40.50, **amenity space** must be provided as follows:
- (i) indoor **amenity space** for use by the residents of the **dwelling units** at a minimum of the greater of 1,234.0 square metres or 1.81 square metres for each **dwelling unit**, where:
    - (a) all indoor **amenity space** must be provided in a multi-purpose room or rooms, whether or not such rooms are contiguous;
    - (b) a minimum of one of the rooms referred to in subsection (G)(i)(a) must contain a kitchen; and
    - (c) a minimum of one washroom must be provided in close proximity to, and on the same floor as, the room or a set of contiguous rooms referred to in subsection (G)(i)(a) which contains the kitchen required in subsection (G)(i)(b);
  - (ii) outdoor **amenity space** for use by the residents of the **dwelling units** at a minimum of 838.0 square metres or 1.23 square metres for each **dwelling unit** of which a minimum of 40.0 square metres must be provided in a location adjoining or directly accessible to the **amenity space** required in subsection (G)(i)(b);

- (H) Despite clause 40.10.40.70, no part of any **building** or **structure** erected or used above the **established grade** is permitted to be located outside the areas delineated by the heavy lines shown on Diagram 3 of By-law No. 133-2016(OMB);
- (I) Despite (H), the following encroachments are permitted:
- (i) despite regulation 40.10.40.60(1), a platform with a floor level higher than the floor level of the first **storey** of the **building** may extend a maximum of 2.2 metres beyond the heavy lines shown on Diagram 2 of By-law No. 133-2016(OMB), as measured perpendicular to the exterior walls of the building, provided:
    - (a) a platform or platforms together are not permitted to extend around a complete **storey** of a **building** or **structure**;
    - (b) balconies are not permitted on the **heritage buildings**; and
    - (c) balconies are not permitted on the east face of the portion of any **building** or **structure** erected on the lands fronting Lombard Street above the **heritage buildings** from the 5th to the 12th **storeys**, inclusive, for a distance of at least 10.0 metres commencing at the southernmost portion of such east face;
  - (ii) despite regulation 40.10.40.60(2), canopies on the **first floor** of any **building** or **structure** on the lands may project a maximum of 1.5 metres beyond the heavy lines shown on Diagram 3 of By-law No. 133-2016(OMB), as measured perpendicular to the exterior walls of the building excluding any balcony walls; and
  - (iii) despite subsection (H) herein, eaves, lighting fixtures, window sills, landscape planters, awnings, canopies, public art installations, terraces, parapets, privacy screens and other minor architectural projections is permitted to project no more than 0.45 metres from a **building** on the lands;
- (J) Despite regulations 200.5.1.10(2) to (13), a maximum of seven **parking spaces** may have minimum dimensions of 2.6 metres in width and 5.6 metres in length, and may be obstructed on two sides;
- (K) Despite clause 200.5.10.1, a total of 286 **parking spaces** must be provided and maintained on the lands as follows:
- (i) a minimum of 241 **parking spaces** must be provided and maintained below **established grade** for use by the residents of the **dwelling units** erected or used on the lands; and
  - (ii) a maximum of 45 **parking spaces** must be provided and maintained below **established grade** in a commercial **parking garage**;
- (L) Despite article 220.5.10, clause 40.10.90.1, and regulation 220.5.1.10(1), a minimum of one Type "C" **loading space** and one Type "G" **loading space** must be provided and maintained on the lands;
- (M) A north-south, minimum 3.1 metre wide, privately owned, publically accessible interior walkway must be provided, extending from Richmond Street East south to the centre of the site through the **first floor** of a **building** on the lands, as shown in Diagram 4;
- (N) An L-shaped privately owned, publically accessible exterior walkway must be provided at ground level from Victoria Street to Lombard Street, and must be a minimum of 5.5 metres wide in the east-west direction, and a minimum of 5.5 metres wide in the north-south direction, all as shown on Diagram 4; and
- (O) The existing heritage **buildings** and **structures** designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, under City of Toronto By-law No. 531-82, located on the lands and shown on Diagram 3 attached and forming part of By-law No. 133-2016(OMB) must be retained *in situ* subject to such alteration as are permitted pursuant to a heritage easement agreement entered into by the owner with the City for such **buildings** pursuant to section 37 of the *Ontario Heritage Act* (R.S.O. 1990, c. O.18), as amended or replaced, together with any permit issued pursuant to section 33 of the *Ontario Heritage Act*.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law No. 438-86; and
- (B) Section 12(2) 132 of former City of Toronto By-law No. 438-86. [ By-law: 133-2016 (OMB) ]

(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(1) 66 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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 has assisted housing has a parking rate of 0.3 spaces per **dwelling unit**; and [TO: 438-86; 12(2) 207]
- (B) These **premises** must comply with Exception 900 11.10(2).

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) 239 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) 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) 70 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 70 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) 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) These **premises** must comply with Exception 900 11.10(2); and
- (B) In a Commercial Residential zone, where the maximum **lawful** height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) the **angular plane** requirements of regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) do not apply;
  - (ii) the **rear yard setback** requirements of regulation 40.10.40.70(2)(B) 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 the 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) 199 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 206 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 215 of former City of Toronto By-law 438-86; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2612) Exception CR 2612

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2613) Exception CR 2613

The lands, or a 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 40.10.20.40 (1) and 40.10.20.100 (18), **dwelling units** are permitted in **building** types with less than 5 **dwelling units**; and
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2614) Exception CR 2614

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

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2615) Exception CR 2615

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

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2616) Exception CR 2616

The lands, or 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 [TO: 438-86; 12(2) 132];
- (B) These **premises** must comply with Exception 900 11.10(2); and
- (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(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 256 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2617) Exception CR 2617

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

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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; and
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2618) Exception CR 2618

The lands, or a portion thereof 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**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building on the lot**; and [TO: 438-86; 12 (2) 80]
- (B) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

(2619) Exception CR 2619

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

Site Specific Provisions:

- (A) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 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;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (E) On 360 Bloor St. W., former City of Toronto by-law 191-68.

(2620) Exception CR 2620

The lands, or a portion thereof 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 367, 368, and 370 Melrose Avenue, 444 St. Germain Avenue, 378 Fairlawn Avenue, 431 Woburn Avenue, 352 Bedford Park Avenue, 312 and 316 Douglas Avenue, the minimum height requirements of regulation 40.10.40.10(4)(A) do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(2621) Exception CR 2621

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

Site Specific Provisions:

- (A) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(138) of former City of York By-law 1-83.  
[ By-law: 1030-2014 ]

(2622) Exception CR 2622

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 2.8 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 7.8 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2623) Exception CR 2623

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2624) Exception CR 2624

The lands, or a portion 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 25.5 metres;

- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 1.0 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 6.0 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

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

[ By-law: 1030-2014 ]

(2625) Exception CR 2625

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the main wall of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and
- (D) By-law 458-2005. [ By-law: 1030-2014 ]

(2626) Exception CR 2626

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.  
[ By-law: 1030-2014 ]

(2627) Exception CR 2627

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).

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) By-law 458-2005; and
- (E) Section 12(1)348 of former City of Toronto By-law 438-86.  
[ By-law: 1030-2014 ]

(2628) Exception CR 2628

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 2.1 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 7.1 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(358) of former City of York Zoning By-law 1-83; and
- (B) Section 16(220) of former City of York Zoning By-law 1-83.  
[ By-law: 1030-2014 ]

(2629) Exception CR 2629

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) Properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road must comply with Exception 900.11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road;
  - (i) Section 12(2) 118 of former City of Toronto By-law 438-86;
  - (ii) Section 12(2) 119 of former City of Toronto By-law 438-86; and
  - (iii) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2630) Exception CR 2630

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(123) of former City of York Zoning By-law 1-83. [ By-law: 1030-2014 ]

(2631) Exception CR 2631

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation

- of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access;
  - (E) These **premises** must comply with Exception 900 11.10(2); and
  - (F) On the lands municipally known as 483-497 Eglinton Avenue West in 1968, office is permitted in a six **storey** building that exists on the site; [TO: 438-86; 12 (1) 315].

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) 118 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (E) Section 12(1) 348 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2632) Exception CR 2632

The lands, or a portion 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 19.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, the remaining 25% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2633) Exception CR 2633

The lands, or a portion 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 19.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

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

[ By-law: 1030-2014 ]

(2634) Exception CR 2634

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building**

facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2635) Exception CR 2635

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.5 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The lands must comply with exception 900.2.10(7); and
- (E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
- (E) On 245 Eglinton Avenue East, former City of Toronto By-law 770-84; and
- (F) Section 12(2) 63 of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2636) Exception CR 2636

The lands, or a portion 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 13.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2637) Exception CR 2637

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be

between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193];
- (E) A **lawfully existing detached house** must comply with exception 900.2.10(7); and
- (F) The minimum **lot frontage** for a **lot** with a **detached house** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B'].

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 595 Eglinton Avenue East, former City of Toronto By-law 96-0145. [ By-law: 1030-2014 ]

(2638) Exception CR 2638

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Dwelling units must comply with Section 7.2.1 of former Town of Leaside Zoning By-law 1916. [ By-law: 1030-2014 ]

(2639) Exception CR 2639

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

- (A) Dwelling units must comply with Section 7.2.1 of former Town of Leaside Zoning By-law 1916; and
- (B) Section 7.2.4.1 of former Town of Leaside Zoning By-law 1916. [ By-law: 1030-2014 ]

(2640) Exception CR 2640

The lands, or a portion 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 25.5 metres;

- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) Dwelling units are only permitted above the **first floor**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2641) Exception CR 2641

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

Site Specific Provisions:

- (A) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

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

[ By-law: 1030-2014 ]

(2642) Exception CR 2642

The lands, or a portion 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 22.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2643) Exception CR 2643

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

Site Specific Provisions:

- (A) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (B) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) The **first floor** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevaling Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2644) Exception CR 2644

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

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) 795 Eglinton Avenue East must comply with the following:
  - (i) A **mixed use building** is permitted;
  - (ii) The maximum **lot coverage** is 40%;
  - (iii) The maximum number of **dwelling units** is 88 and the maximum number of extended care beds is 45;
  - (iv) The maximum height of a **building** is 7 **storeys**;
  - (v) The maximum **gross floor area** of commercial and professional office is 794 square metres;
  - (vi) The minimum **building setbacks** are as follows:
    - (a) **front yard** is 1.5 metres;
    - (b) the westerly **side yard** is 6.5 metres;
    - (c) the easterly **side yard** is 1.5 metres; and
    - (d) the **rear yard** is 13.7 metres; and
  - (vii) The minimum number of **parking spaces** is as follows:
    - (a) apartment **dwelling unit** is 1.25 **parking spaces** per dwelling unit;
    - (b) apartment **dwelling unit** occupied by senior citizens is 1 parking space for each 4 dwelling units;
    - (c) 1 **parking space** for each 47.5 square metres of office floor area; and
    - (d) 1 **parking space** for each 19 square metres of commercial floor area.

Prevailing By-laws and Prevaling Sections: (None Apply)  
[ By-law: 1030-2014 ]

(2645) Exception CR 2645

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

Site Specific Provisions:

- (A) The maximum height of a **building** or **structure** is 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; and
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point.

Prevailing By-laws and Prevaling Sections:

- (A) Section 16(338) of former City of York Zoning By-law 1-83. [ By-law: 1030-2014 ]

(2646) Exception CR 2646

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (D) The minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

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

[ By-law: 1030-2014 ]

(2647) Exception CR 2647

The lands, or a portion 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 25.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86. [ By-law: 1030-2014 ]

(2648) Exception CR 2648

The lands, or a portion 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 19.5 metres;
- (B) At least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) Any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (D) The **first floor** of the **building** may not be used for residential purposes, other than lobby access; and
- (E) These **premises** must comply with Exception 900 11.10(2).

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. [ By-law: 1030-2014 ]



## 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:

- (A) On 93 and 95 Berkeley Street, and 112, 114, 116, 118, 120, 122 and 124 Parliament Street, if the requirements of By-law No. 820-2015 are complied with, none of the provisions of 50.5.40.10(1), 50.5.40.10(6), 50.10.40.10(1), 50.10.40.10(2)(B), 50.10.40.10(2)(C), 50.10.40.10(2)(D), 50.10.40.30(1), 50.10.40.50(1), 50.10.40.70(1), 50.10.90.40(1)(A), 200.5.10.1(1), 220.5.10.1(5), and 900.12.10(23) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law No. 820-2015 provided the **building or structure** complies with subsections (B) to (R) of By-law No. 820-2015;
- (B) The maximum **gross floor area** is 20,680 square metres, of which:
  - (i) A maximum of 19,630 square metres of **gross floor area** may be used for residential uses; and
  - (ii) A maximum of 1,050 square metres of **gross floor area** may be used for non-residential uses, of which a minimum of 820 square metres of **gross floor area** must be for office uses;
- (C) The whole of the **building or structure** must be located within the areas delineated by heavy lines shown on Diagram 2 of By-law No. 820-2015;
- (D) The height of a **building or structure** is measured from the Canadian Geodetic Datum elevation of 82.11 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law No. 820-2015;
- (E) The number of **storeys** in a **building** must not exceed the number following the symbol ST on Diagram 2 of By-law No. 820-2015;
- (F) Despite subsections (C) and (D) of this By-law, the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified on Diagram 2 of By-law No. 820-2015, subject to the following limitations:
  - (i) Eaves, cornices, window sills, landscape features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards - no limitations;
  - (ii) Awnings, canopies - a maximum of 3.0 metres beyond the exterior of the wall to which such awnings and canopies are attached;
  - (iii) Balconies - a maximum of 1.5 metres beyond the heavy lines shown on Diagram 2; and
  - (iv) Ornamental elements, architectural elements - a maximum of 1.6 metres beyond the heavy lines shown on Diagram 2;
- (G) Despite subsections (C) and (D) of this By-law, the following **building** elements and **structures** are permitted to extend vertically above the maximum heights and **building** envelopes specified on Diagram 2 of By-law No. 820-2015, subject to the following limitations:
  - (i) Elements associated with a **green roof** - a maximum vertical projection of 0.5 metres above the heights shown on Diagram 2;
  - (ii) Railings - a maximum vertical projection of 1.2 metres above the heights shown on Diagram 2;
  - (iii) Fences, privacy screens - a maximum vertical projection of 2.5 metres above the heights shown on Diagram 2;
  - (iv) Vents, stacks, chimneys - a maximum vertical projection of 3.5 metres above the heights shown on Diagram 2;
  - (v) Parapets - a maximum vertical projection of 1.0 metres above the heights shown on Diagram 2; and

- (vi) **Structures** used for outside or open air recreation, safety or wind protection purposes. Said **structures** shall not enclose space so as to constitute a form of penthouse or other room or rooms - a maximum vertical projection of 3.0 metres above the heights shown on Diagram 2;
- (H) A minimum 990 square metres of **amenity space** must be provided and maintained on the **lot** with the following standards:
- (i) 2.30 square metres of indoor **amenity space** for each **dwelling unit**;
  - (ii) 1.25 square metres of outdoor **amenity space** for each **dwelling unit** of which at least 40.0 square metres is to be provided in a location adjoining or directly accessible from the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor **amenity space** may be provided as a **green roof**;
- (I) **Parking spaces** for residents on the **lot** must be provided and maintained in accordance with the following minimum standards:
- (i) 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
  - (iv) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
- (J) **Parking spaces** for residents on the **lot** may be reduced at a rate of 4 **parking spaces** for each *car-share parking space* provided on the **lot**, provided the maximum permitted reduction is calculated using the following formula: 4 times (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
- (K) In addition to subsection (J) of By-law No. 820-2015, **parking spaces** for residents on the **lot** may be reduced at a rate of 1 **parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of required **bicycle parking spaces** for the **lot** based on the standards contained in By-law No. 569-2013, provided the reduction is not greater than 20 percent of the total minimum **parking spaces** required in subsection (I) of By-law No. 820-2015;
- (L) A minimum of 3 *car-share parking spaces* shall be provided on the **lot**;
- (M) A minimum of 30 **parking spaces** for visitors to the **dwelling units**, and visitors and occupants of the non-residential uses must be provided and maintained on the **lot**, which may include *car-share parking spaces*;
- (N) A minimum of one Type "G" **loading space** must be provided and maintained on the **lot**, and **vehicle** access to the **loading space** may be given from a **street**;
- (O) Despite regulation 200.5.1.10(12)(B), the **vehicle** entrance or exit for a one-way **driveway** into or out of the **building** must have a minimum width of 3.3 metres;
- (P) A *temporary sales presentation centre* may be permitted on the **lot**, and none of the other provisions of By-law No. 820-2015 apply to such use;
- (Q) Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of By-law No. 820-2015 shall apply as if no severance, partition or division occurred; and
- (R) For the purposes of By-law No. 820-2015, the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law No. 569-2013 as amended, except that the following definitions must apply:
- (i) "*owner*" means the registered owner of the **lot**;
  - (ii) "*car-share motor vehicle*" shall mean a motor vehicle available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the lot;
  - (iii) "*car-share parking space*" shall mean a **parking space** used exclusively for the parking of a *car-share motor vehicle*; and
  - (iv) "*temporary sales presentation centre*" shall mean an office, *showroom* or sales trailer used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units to be erected on the **lot**.

Prevailing By-laws and Prevailing Sections: [ By-law: 820-2015 ]

(2) Exception CRE 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) 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:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86.

(3) Exception CRE 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) On 602-622 King Street West, 499-505 Adelaide Street West, 1 and 11 Adelaide Place none of the provisions of Clauses and Regulations 5.10.40.70 (1) to (4), 50.10.40.1(2), 50.10.40.30(1), 50.10.40.60 (1) through (8), 50.10.40.70 (1), (3), (4) and (5), 50.10.40.80 (1) through (3), 50.10.40.81 (1) and (2), 50.10.150.1 (1), 200.5.10.1(1) and (6), Table 200.5.10.1, 200.15.1.5(1), 200.15.10, 220.5.10.1, 230.5.1.10(9)(B), 230.50.1.20 (1) (C) apply to prevent the erection or use of a building, structure, addition or enlargement permitted by (B) to (L) below;
- (B) The height of a **building** or **structure** is measured as the vertical distance between grade, which is Canadian Geodetic Datum elevation of 88.65 metres, and the highest point of the **building** or **structure** except for those elements prescribed in section (C) below;
- (C) No portion of any **building** or **structure** on the lands, excluding parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, elevated pedestrian bridge, landscaping and elements of a green roof is to have a height greater than the height in metres specified by the number following the H symbol as shown on Diagram 3 of By-law 240-2016;
- (D) The portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 of By-law 240-2016, except that:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 2 of By-law 240-2016;
- (E) The total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 41,000 square metres; and
  - (i) the **gross floor area** of **buildings** or **structures** occupied by residential uses must not exceed 11,100 square metres.
  - (ii) the **gross floor area** of **buildings** and **structures** occupied non-residential uses must not exceed 29,900 square metres, excluding the area occupied by a **parking garage** or **public parking**.
- (F) **Amenity space** must be provided in accordance with the following:
  - (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 0.3 square metres of outdoor **amenity space** per **dwelling unit**; and
  - (iii) no **amenity space** is required for the **lawfully existing buildings** known in the year 2015 as 602 King Street West, 499 and 505 Adelaide Street West, 1 and 11 Adelaide Place;
- (G) **Parking spaces** must be provided and maintained in accordance with the following:
  - (i) provide and maintain resident parking spaces to serve the project, accordance with the Zoning By-law for the King-Spadina policy area, save and except that 78 resident parking spaces may be located off-site within 300 metres of the subject site;
  - (ii) provide and maintain residential visitor and non-residential spaces to serve the project, in accordance with the Zoning By-law for the King-Spadina policy area, save and except that residential visitors may be provided in a commercial parking garage and this total may be reduced by two spaces; and
  - (iii) no **parking spaces** are required for the **lawfully existing buildings** on the lands
- (H) A commercial **parking garage** providing a minimum of 84 **parking spaces** is permitted on the lands;
- (I) A maximum of 13 of the required **parking spaces** may be undersized **parking spaces** with a minimum width of 2.6 metres and a minimum length of 4.9 metres;
- (J) A minimum of 107 **bicycle parking spaces** must be provided and maintained on the lands, of which:

- (i) 21 **bicycle parking spaces** must be allocated for short-term bicycle parking;
  - (ii) 86 **bicycle parking spaces** must be allocated for long-term bicycle parking; and may be located on the lower level; and
  - (iii) no **bicycle parking spaces** are required for the **lawfully existing buildings** on the lands;
- (K) A minimum of one Type "G" **loading space** and two Type "B" **loading spaces** must be provided and maintained on the lands; and
- (L) Exception CRE (x3) applies to all of the lands collectively regardless of future severance, partition or division;

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 240-2016 ]

(5) Exception CRE 5

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

Site Specific Provisions:

- (A) On 604-618 Richmond Street West, if the requirements of By-law 672- 2016(OMB) are complied with, none of the provisions of regulations 5.10.40.70(1) to (3), 50.5.40.70(1), 50.10.40.10(1), 50.10.40.50(1), 50.10.40.60(1), 50.10.40.70(1), 50.10.40.70(3), 50.10.40.70(5), 50.10.40.80 (3), 200.5.10.1(1) and (6), 200.5.10.1(1), 200.15.1.5(1), 230.5.1.10(4), 230.5.1.10(9), 230.5.10.1(1), 230.5.10.1 (5), 230.5.1.20(1) and 900.12.10(76) apply to prevent the erection of a **building** or **structure** permitted in By-law 672-2016(OMB);
- (B) The height of a **building** or **structure** on the lands is measured as the vertical distance between Canadian Geodetic Datum elevation of 90.8 metres, and the highest point of the **building** or **structure** except for those elements prescribed in section (C) below;
- (C) No portion of any **building** or **structure** on the lands, excluding parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, elevator overruns, garbage chute overruns, architectural features, landscaping and elements of a green roof is to have a height greater than the height in metres specified by the number following the H symbol as shown on Diagram 3 of By-law 672-2016(OMB) except that:
  - (i) Parapets may project above the height in metres specified by the number following the H symbol as shown on said Diagram 3 by a maximum of 1.8 metres;
- (D) The portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines as shown on Diagram 3 of By-law 672- 2016(OMB), except that:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 3 of said by-law;
- (E) The total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 16,000 square metres and:
  - (i) the **gross floor area** of **buildings** or **structures** occupied by residential uses symbolized by the letter 'r' permitted by Regulations 50.10.20.10(1) and 50.10.20.20(1) must not exceed 15,500 square metres; and
  - (ii) the **gross floor area** of **buildings** and **structures** occupied by commercial and employment uses symbolized by the letters 'c' and 'e', respectively, permitted by Regulations 50.10.20.10(1) and 50.10.20.20(1) must not exceed 500 square metres;
- (F) **Amenity space**, which may include a guest suite containing a kitchen and washroom, must be provided in accordance with the following:
  - (i) a minimum of 341 square metres of indoor **amenity space**; and
  - (ii) a minimum of 64 square metres of outdoor **amenity space**;
- (G) **Parking spaces** must be provided and maintained in accordance with the following minimum

requirements:

- (i) a minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.8 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** for each three bedroom **dwelling unit**;
  - (v) a minimum of 13 **parking spaces** for visitors to **dwelling units**; and
  - (vi) no parking spaces shall be required for non-residential uses.
- (H) A minimum of 229 **bicycle parking spaces** must be provided and maintained on the lands, of which:
- (i) 22 **bicycle parking spaces** must be allocated for short-term bicycle parking; and
  - (ii) 207 **bicycle parking spaces** must be allocated for long-term bicycle parking and may be located on any level of the building at or below grade;
- (I) **Stacked bicycle parking spaces** are not subject to the dimensions outlined in Regulations 230.5.1.10(4)(C), 230.5.1.10(5)(A) and 230.5.1.10(10);
- (J) A short-term **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (K) A minimum of one Type "G" **loading space** must be provided and maintained on the lands;
- (L) A minimum of 21 **dwelling units** on the lands must:
- (i) be constructed as or be readily convertible to three bedroom **dwelling units**, without requiring structural changes to the **dwelling unit**; and
  - (ii) each of the three bedrooms must be or be capable of being in compliance with the provisions of the Ontario Building Code (O. Reg. 322/12);

Prevailing By-laws and Prevaling Sections: (None Apply)  
[ By-law: 672-2016 (OMB) ]

(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) If the requirements of By-law 698-2016 are complied with, none of the provisions of regulation 50.5.40.10(3) (4)(5)(6)(7), 50.5.40.60(1), 50.10.20.10(1), 50.10.20.20(1), 50.10.40.1(1), 50.10.40.10(1),(3), 50.10.40.60, 50.10.40.70(1)(2)(3)(5), 50.10.40.80(2),(3), 50.10.90.40(1), 220.5.10.1(3),(6), 220.5.20.1(1),(3), apply to prevent the erection or use of a **building**, structure, addition or enlargement permitted in By-law 698-2016 for the purposes of a **hotel, eating establishment, outdoor patio**, and/or **office** uses;
- (B) The maximum **gross floor area** of a **non-residential building** erected or used on the lands must not exceed 8,000 square metres;
- (C) The maximum area that may be used for an **outdoor patio** on the lands must not exceed 100 square metres and such **outdoor patio** may be located at the penthouse level of the **building**;
- (D) The **floor** area devoted to the preparation of food and beverages, for any **eating establishment** on the lands, including associated **outdoor patio** space, need not be contiguous, connected to or located on the same floor as the premises where such food and beverages are consumed by the public provided that such **eating establishments** are **ancillary** to a **hotel** on the **lot** as outlined by heavy lines on Diagram 1 of By-law 698-2016;
- (E) The height of a **building** or **structure** on the lands must not exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 698-2016 including any vertical projections;
- (F) Despite (E) above, parapets, sky-lights, green roof elements, railings and ventilation equipment, may exceed the 5.0 metre and 9.0 metre height limits as indicated by the numbers following the symbol "HT" in Diagram 3 of By-law 698-2016 permitted in (E) above by By-law 698-2016 by not more than 1.5 metres;
- (G) The above grade portion of any **building** or **structure** must be wholly located within the areas delineated by the heavy lines shown on Diagram 3 of By-law 698-2016;
- (H) Despite (G) above, the following elements may be located on the lands outside of the heavy lines on Diagram 1 of By-law 698-2016, up to a maximum of 1.5 metres;

- (i) Canopies, awnings, cornices, light fixtures, ornamental or architectural elements, parapets, window sills, bicycle racks, wheelchair ramps, mechanical air shafts, landscape features;
- (l) The required minimum above-ground distance between windows is 8.8 metres for windows located on the south façade of a **building** on the lands and on the north façade of a **building**;
- (J) No windows are permitted on the east façade of a **building** on the lands within 14 metres of the east **lot line**;
- (K) Despite 200.5.10.1, no **parking spaces** are required;
- (L) Despite 230.5.10.1(1), a minimum of seven (7) long term **bicycle parking spaces** must be provided and maintained on the lands and all such **bicycle parking spaces** must be provided at ground level or on any level below-ground;
- (M) Despite 230.5.10.1(1), a minimum of ten (10) short-term **bicycle parking spaces** must be provided and maintained on the lands or in the public right-of-way adjacent to the lands;
- (N) Despite 230.5.1.10(7), no shower and change room facilities are required;
- (O) Despite 220.5.1.10(7) and (8), a minimum of one (1) **loading space** must be provided and maintained with the following minimum dimensions:
  - (i) Minimum length of 8.2 metres;
  - (ii) Minimum width of 4.3 metres; and
  - (iii) A minimum vertical clearance of 4.0 metres; and
- (P) Access to the **loading space** must be from a **lane** or private right-of-way with a minimum width of 4.57 metres.

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 698-2016 ]

(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.

(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** is exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St.; and [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.

(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; and
- (B) On 210 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; and
- (B) On or between the even numbered addresses of 12-18 Mercer St. and 60 John St., City of Toronto by-law 1238-2009.

(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:

- (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 St. East is from Berkeley St. only. [TO: 438-86; 12(1) 119]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270 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 St. W. in 1982, an office or a post office are permitted, if:
  - (i) the use is located in the **building** as it existed on August 1, 1982; and
  - (ii) the **lot** consists of 204 Richmond St. W. 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.

(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, if:
  - (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
  - (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
  - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
  - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**. [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 St. East in 1993, an **education use** is permitted, 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 permitted. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;

- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;

- (C) On the lands municipally known as 199 Adelaide St. 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;

- (E) On the lands municipally known as 406 Adelaide St. East, City of Toronto by-law 1412-2007;

- (F) On the lands municipally known as 411 Richmond St. East in 1983, Section 12(1) 174 of former City of Toronto By-law 438-86; and

- (G) On 381-411 Richmond St. East and 424-460 Adelaide St. 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.

(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** is exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St. [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** is exceed a height of 12.0 metres within a distance of 12.0 metres from a **lot line** that abuts Berkeley St.; 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) 260 of former City of Toronto By-law 438-86; and

- (B) 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.

(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) 260 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 270 of former City of Toronto By-law 438-86; and  
(C) 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) 260 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 270 of former City of Toronto By-law 438-86;  
(C) On the lands municipally known as 172 King St. East, Section 12(2) 314 of former City of Toronto By-law 438-86; and  
(D) On 172 King St. E., former City of Toronto by-law 97-0233.

(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) 260 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 270 of former City of Toronto By-law 438-86; and  
(C) 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, if:
- (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
  - (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
  - (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
  - (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of**

**assembly, community centre, or financial institution. [TO: 438-86; 12 (1) 87]**

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) 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. and 222 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 permitted. [TO: 438-86; 12(2) 204(b)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (C) On 20 Blue Jay Way, City of Toronto by-law 1-05; and
- (D) 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) 208 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) 270 of former City of Toronto By-law 438-86;
- (D) On 160 Frederick St., former City of Toronto by-laws 477-81 and 697-84;
- (E) On the odd numbered addresses of 159-161 Frederick St., former City of Toronto by-law 629-88; and
- (F) On 120 Front St. E. and 25 George St., 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 permitted. [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 St. W. in 1979, Section 12(1) 291 of former City of Toronto By-law 438-86;
- (C) On 200 Adelaide St. W., former City of Toronto by-laws 371-76 and 230-80;
- (D) 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;
- (E) On and between the even numbered addresses of 100-104 John St. and 295 Adelaide St. W., City of Toronto by-law 517-2010;
- (F) On 214 King St. W., former City of Toronto by-law 88-86;
- (G) On 370 King St. W., former City of Toronto by-laws 439-87 and 592-91;
- (H) On 388 King St. W., former City of Toronto by-law 553-86;
- (I) On 430 King St. W., former City of Toronto by-law 554-86 and City of Toronto by-law 1349-07;
- (J) On the even numbered addresses of 230-240 Richmond St. W., former City of Toronto by-law 314-86;
- (K) 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;
- (L) On 259 Richmond St. W., former City of Toronto by-law 97-0016;
- (M) On 126 Simcoe St., City of Toronto by-law 1080-07;
- (N) On 21 Widmer St., City of Toronto by-law 95-2006; and
- (O) On the odd numbered addresses of 21-31 WIDMER ST, City of Toronto by-law 95-06.

(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; and
- (B) On 250 Wellington St. W., 250R Wellington St. W., and 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 156 PORTLAND ST, former City of Toronto by-law 549-87;
- (D) On 163 PORTLAND ST, former City of Toronto by-law 520-89;
- (E) On 530 Richmond St. W., former City of Toronto by-law 410-84;
- (F) On 532 Richmond St. W., former City of Toronto by-law 409-84;
- (G) 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; and
- (H) On 590 Richmond St. W., former City of Toronto by-laws 635-80 and 862-80.

(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 425 Adelaide St. W., former City of Toronto by-law 614-89; and
- (C) On 511 Adelaide St. W., former City of Toronto by-law 288-83.

(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 permitted.** [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; and
- (B) On 230 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 Bylaws and Prevailing Sections.

Site Specific Provisions:

- (A) On 57 Spadina Avenue, if the requirements of By-law 1062-2014 are complied with, none of the provisions of 50.5.40.10 (4), 50.5.40.10 (5), 50.10.40.10 (1), 50.10.40.10 (3), 50.10.40.30, 50.10.40.50, 50.10.40.60 (1), 50.10.40.70 (1), 50.10.40.70 (3), 50.10.40.70 (5)(A), 50.10.40.80(3), 200.5.10.1(1), 230.5.10.1(1), 230.5.10.1 (5), and 230.40.1.20 (2) apply to prevent the erection or use of a **building, structure, addition or enlargement or public parking** permitted in By-law 1062-2014, if the **building, structure, or public parking** complies with subsections (B) to (Y) of By-law 1062-2014;
- (B) The maximum **gross floor area** is 28,000 square metres, of which:
  - (i) A maximum of 24,000 square metres of **gross floor area** may be used for residential uses;
  - (ii) A maximum of 5,000 square metres of **gross floor area** may be used for non-residential uses, of which, a minimum of 2,500 square metres of **gross floor area** must be for office uses; and
  - (iii) The area used for **public parking** is not included in the calculation of **gross floor area**;
- (C) A medical office or dental office is not permitted;
- (D) The whole of the **building or structure** must be located within the areas delineated by heavy lines shown on Diagram 2 of By-law 1062-2014;
- (E) The height of a **building or structure**, is measured from the Canadian Geodetic Datum elevation of 86.25 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 1062-2014;
- (F) The number of **storeys** in a **building**, must not exceed the number following the symbol ST on Diagram 2 of By-law 1062-2014;
- (G) Despite subsections (D) and (E) of this By-law, the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified on Diagram 2 of By-law 1062-2014, subject to the following limitations:
  - (i) Eaves, cornices, window sills, landscape features, wheel chair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards - no limitations;

- (ii) Awnings, canopies - a maximum of 3.0 metres beyond the exterior of the wall to which such awnings and canopies are attached;
  - (iii) Balconies - a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2; and
  - (iv) Ornamental elements, architectural elements - a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2;
- (H) Despite subsections (D) and (E) of this By-law, the following **building** elements and **structures** are permitted to extend vertically above the maximum heights and building envelopes specified on Diagram 2 of By-law 1062-2014, subject to the following limitations:
- (i) Elements associated with a **green roof** - a maximum vertical projection of 0.5 metres above the heights shown on Diagram 2;
  - (ii) Railings - a maximum vertical projection of 1.2 metres above the heights shown on Diagram 2;
  - (iii) Fences, privacy screens - a maximum vertical projection of 2.4 metres beyond the heights shown on Diagram 2;
  - (iv) Vents, stacks, chimneys - a maximum vertical projection of 3.2 metres above the heights shown on Diagram 2;
  - (v) Parapets - a maximum vertical projection of 1.2 metres above the height of 31.65 metres shown on Diagram 2, and parapets on all other portions of the **building** are limited to a maximum vertical projection of 0.9 metres above the heights shown on Diagram 2; and
  - (vi) Structures used for outside or open air recreation, safety or wind protection purposes and the structures shall not enclose space so as to constitute a form of penthouse or other room or rooms - a maximum vertical projection of 3.0 metres above the heights shown on Diagram 2;
- (I) Despite subsection (G) of this By-law, balconies, ornamental and architectural elements over the area of the 1.3 metre future stratified **lane** widening are permitted if such balconies, ornamental and architectural elements are located a minimum of 10 metres above the Canadian Geodetic Datum elevation of 86.25 metres;
- (J) Despite subsection (G) of this By-law, balconies attached to the northerly **main wall** of the **building**, subject to a height limit of 116.25 metres and shown with an east-west dimension of 19.01 metres on Diagram 2 of By-law 1062-2014, are limited to a maximum horizontal projection of 0.23 metres;
- (K) Despite subsection (H) of this By-law, **building** elements and **structures** permitted to extend above the height of the mechanical penthouse as identified on Diagram 2 of By-law 1062-2014 are limited to vents, stacks, chimneys, parapets, screens and railings, subject to the limitations noted in subsection (H) of this By-law;
- (L) A minimum of 288 square metres of outdoor **amenity space** must be provided and maintained and:
- (i) At least 40.0 square metres must be adjoining or directly accessible to the indoor **amenity space**; and
  - (ii) No more than 25% of the required outdoor **amenity space** may be provided as a **green roof**;
- (M) Indoor amenity space must be provided at a rate of at least 2.0 square metres for each **dwelling unit** and must be directly accessible to at least one room with a kitchen and washroom;
- (N) **Parking spaces** for residents on the **lot** must be provided and maintained in accordance with the following minimum standards:
- (i) 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.5 **parking spaces** for each bedroom **dwelling unit**;
  - (iii) 0.75 **parking spaces** for each two bedroom **dwelling unit**; and
  - (iv) 1.20 **parking spaces** for each three or more bedroom **dwelling unit**;
- (O) A minimum of one **loading space** - type G and one **loading space** - type B must be provided and maintained on the **lot**;
- (P) **Parking spaces** for residents on the **lot** may be reduced at a rate of 1 **parking space** for each 5 **bicycle parking space** provided in excess of the minimum number of required **bicycle parking spaces** for the lot based on the standards in subsection (Q) of this By-law, provided the reduction is not greater than 20% of the total minimum **parking spaces** required in subsection (N) of this By-law;
- (Q) **Bicycle parking spaces** must be provided in accordance with the following minimum standards:
- (i) A minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.8 "long term" **bicycle parking spaces** per **dwelling unit** and 0.2 "short term" **bicycle parking spaces** per

**dwelling unit;**

- (ii) A minimum of 0.2 "long term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of office uses, and a minimum of the greater of 0.2 "short term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of office uses or 6 **bicycle parking spaces**; and
  - (iii) A minimum of 0.2 "long term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of retail uses, and a minimum of the greater of 0.3 "short term" **bicycle parking spaces** for each 100 square metres of **gross floor area** of retail uses or 6 **bicycle parking spaces**;
- (R) A minimum of 25 **parking spaces** for visitors to the **dwelling units**, and visitors and occupants of the non-residential uses must be provided, and may be in a **public parking** use on the lot. The following minimum number of **parking spaces** must be reserved for the exclusive use of visitors to the **dwelling units**:
- (i) Between Monday 6:01 a.m. to Friday 6:00 p.m.:
    - (a) 2 **parking spaces** between the hours of 6:01 a.m. to 12:00 p.m.;
    - (b) 7 **parking spaces** between the hours 12:01 p.m. to 6:00p.m.;
    - (c) 14 **parking spaces** between the hours 6:01 p.m. to 6:00 a.m.; and
  - (ii) Between Friday 6:01 p.m. to Monday 6:00 a.m., 14 **parking spaces**;
- (S) Despite regulation 200.5.1.10 (2), 4 **parking spaces** may have a minimum length of 5.3 metres and are not subject to regulation 200.5.1.10 (2) (D);
- (T) Despite regulation 230.5.1.10 (4), a **stacked bicycle parking space** may have a minimum width of 0.45 metres;
- (U) This exception will apply to all of the lands regardless of future severance, partition or division;
- (V) For the purposes of By-law 1062-2014, the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law 569-2013 as amended, except that the following definitions must apply:
- (i) "Owner" means the registered owner of the **lot**; and
  - (ii) "Car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or not be refundable;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86;
- (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-laws 121-86 and 315-89; and
- (E) On 401 King St. W., former City of Toronto by-law 454-86." [ By-law: 1062-2014 ]

(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) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) 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) 208 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) 270 of former City of Toronto By-law 438-86;
- (D) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (E) On the odd numbered addresses of 183-197 Front St. E., former City of Toronto by-law 410-93;
- (F) On 227 Front St. E., former City of Toronto by-law 148-87;
- (G) On the odd numbered addresses of 61-63 Jarvis St., former City of Toronto by-law 97-0233;
- (H) On the lands municipally known as 150 King St. East, Section 12(2) 314 of former City of Toronto By-law 438-86;
- (I) On 150 King St. E., former City of Toronto by-law 97-0233;
- (J) On the even numbered addresses of 166-168 King St. E., former City of Toronto by-law 97-0233;
- (K) On the lands municipally known as 187 King St. East in 1978, Section 12(2) 83 of former City of Toronto By-law 438-86;
- (L) On 201 King St. E., former City of Toronto by-laws 477-81 and 697-84;
- (M) On 333 King St. E., former City of Toronto by-law 586-76; and
- (N) On 359 King St. E., former City of Toronto by-law 783-87.

(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) 260 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 270 of former City of Toronto By-law 438-86; and
- (C) On or between the even numbered addresses of 108-116 George St. and 234 Adelaide street, City of Toronto by-law 215-2006.

(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; and
- (B) On or between the even numbered addresses of 326-360 King St. W., and 80 John St., City 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**, must 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** must 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 E 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 the uses permitted in the E zone, **self-storage warehouse** is permitted;
- (B) Despite regulations 60.20.40.70(3) and (5), the minimum **building setback** from a **lot line** that abuts the rail corridor for a **self-storage warehouse** is 1 metre;
- (C) Despite regulations 60.20.40.70(3) and (5), the minimum **building rear yard setback** for a **self-storage warehouse** is 3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 0410-2014 ]

(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.

(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 is 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 are 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) In addition to the types of recovery facilities listed in Regulation 60.20.20.100(8)(A), a building construction and demolition waste material **recovery facility** is also not permitted.

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

[ By-law: 649-2015 ]

(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 are the uses permitted in an Employment Light Industrial zone (EL) and a **shipping terminal**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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) Despite the uses listed in Article 60.20.20.10(1) a concrete batching plant is permitted;

- (B) Regulation 60.20.20.100(10) pertaining to **Open Storage** does not apply; and

- (C) Regulation 60.30.20.100(1) pertaining to **Open Storage** and regulation 60.30.20.100.(2) pertaining to **Outside Operations** will apply.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 1054-2013 ]

(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) Despite the uses listed in Article 60.20.20, the following uses are not permitted: building supply yards, dry cleaning or laundry plant, **public works yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 134-2016 ]

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (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 Article 60.20.20, manufacturing of asphalt products is permitted.

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

(20) Exception E 20

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

By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the uses permitted in Article 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 Article 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.

(23) Exception E 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) Section 8.3.4(d) and 8.3.4(h), former Town of Leaside zoning by-law 1916.

(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 Article 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 Article 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 Article 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.

(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.

(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.

(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.

(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 Article 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 Article 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 may 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.

(48) Exception E 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) City of Toronto by-law 737-2004(OMB).

(49) Exception E 49

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-69.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 339-2012.

(54) Exception E 54

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 339-2012.

(55) Exception E 55

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

Site Specific Provisions:

(A) In addition to the uses permitted in Article 60. 20. 20, Paint and/or varnish manufacturing is permitted;  
and

(B) **Open storage** will be permitted to a maximum of 10% of the total **lot area**.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 339-2012. [ By-law: 1054-2013 ]

(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 Article 60.20.20, a social **club** for the Metropolitan Police Association is permitted;
- (B) A maximum of 550 square metres of total **gross floor area** is permitted for the social **club** use; and
- (C) Seating capacity for the social **club** use must 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.

(69) Exception E 69

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 4116.

(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 Article 60.20.20, a **vehicle dealership** is permitted;
- (B) The maximum total **gross floor area** for a **vehicle dealership** and **ancillary** uses must not exceed 1,595 square metres;
- (C) No fewer than 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 lot line** must be used exclusively for **landscaping** and 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 Article 60.20.20, a **vehicle dealership** is permitted;
- (B) The permitted maximum total **gross floor area** is 6,000 square metres with a maximum 3,900 square metres **vehicle dealership** and **ancillary** uses;
- (C) No fewer than 143 **parking spaces** must be provided, of which:
  - (i) a minimum of 26 **parking spaces** must be allocated and adequately signed for the exclusive use of the industrial component; and
  - (ii) a minimum of 12 **parking spaces** must be designated and adequately signed for the exclusive use of visitors; and

- (D) A minimum six metre wide strip abutting the **front lot line** must be used exclusively for **landscaping** and 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 Article 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted if:
- (i) the total **gross floor area** of the rental office does not exceed 13 square metres;
  - (ii) the number of **parking spaces** allocated for the leasing and rental facility does not exceed 12 spaces; and
  - (ii) the gross weight of rental **vehicles** does not exceed 915 kilograms.

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

(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) Highway 27 must be 26 metres;
  - (ii) Albion Rd. must be 30.0 metres;
  - (iii) Fourth Line must be 20.5 metres; and
  - (iv) Royalcrest Rd. must be 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 Article 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** from a **lot line** abutting Steeles Ave. is 7.5 metres; and
- (C) A minimum 4.5 metre strip of land running along the **lot line** abutting Steeles Ave. must be used for **landscaping**.

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 regulation 60.20.20.100.(15) **open storage** is not permitted in any yard abutting Steeles Ave. 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) Highway 27 must be 26 metres; and  
(ii) Albion Rd. must be 30.0 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 Highway 27 is 26 metres.

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

(98) Exception E 98

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 2544.

(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** if:  
(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 Ave. must be 45.5 metres;  
(B) A minimum 5.5 **parking spaces** for each 93 square metres of medical centre and restaurant use must 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 Article 60.20.20, the **ancillary** leasing and rental of cars and trucks in conjunction with a **vehicle fuel station** is permitted if;

(i) the total **gross floor area** of the rental office does not exceed 21.6 square metres;

(ii) the number of **parking spaces** allocated for the leasing and rental facility does not exceed 12 spaces;

(iii) the gross weight of any rental **vehicle** does not exceed 5,000 kilograms; and

(vi) a 3.0 metre wide **landscaped** strip must be provided along the southerly and easterly **lot lines** that are described as having astronomical bearings of N72° 12' 00"E, N42° 53' 00"E and N13° 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.

(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 in 200.5.10.1, **parking spaces** must 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)

(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 Article 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 Article 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** is 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 Article 60.20.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18.0 metres from the centreline of Finch Ave. 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 Article 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 Rd. 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** is 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 **rear lot line** is 3.0 metres; and  
(B) **Open storage**:  
(i) is not permitted within 185.0 metres from a **lot line** abutting Tapscott Rd.; and  
(ii) is only permitted in a **side yard** or **rear yard** that abutting the C.P.R. rail line.

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 Article 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 Rd.;  
(C) A minimum **building setback** of 30 metres and a maximum **building setback** of 150 metres is required from the **lot line** abutting Tapscott Rd. for all associated external equipment of a hot mix asphalt plant excluding the burner and storage silos that will have a minimum **building setback** of 30 metres and a maximum **building setback** of 60 metres from the **lot line** abutting Tapscott Rd.;  
(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 Rd. must 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 Rd. along the north and south **lot line** must be used for **landscaping**; and  
(G) A minimum 5 metre wide strip of land immediately to the east of the lands being used for **open storage** must 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 Ave.

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

(146) Exception E 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) Regulation 60.20.20.100(25) does not apply to 15 Brown's Line
- (B) A metal factory involving forging and stamping must be set back at least 18.0 metres from the **front lot line** (west) abutting Brown's Line; and
- (C) All permitted uses listed in regulations 60.20.20.10(1) and 60.20.20.20(1) other than a metal factory involving forging and stamping, must be set back at least 3.0 metres from the **front lot line** (west) abutting Brown's Line

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: OMB PL130592 Feb 3\_2016 ]

(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 square metres 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)

(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** must 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** must 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 Article 60.20.20, the only permitted use on this **lot** is 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 Article 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 must be used for **landscaping** and **vehicle** access only; and

(C) **Vehicle** access through those lands required for use as a **landscaping** strip must 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 Article 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 Article 60.20.20, the storage of paraffin wax is permitted;
- (B) The minimum **building setback** from the **front lot line** is 12 metres;
- (C) The minimum **building setback** from the westerly **side lot line** is 22 metres;
- (D) The minimum **building setback** from the easterly **side lot line** is 35 metres; and
- (E) The **building setback** from the **rear lot line** must 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 is 15 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 must 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** is 18 metres; and
- (B) The minimum **building setback** from the centre line of the creek is 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 Clause 60.20.90.10, loading facilities may be permitted in the yard abutting Finch Ave. if 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**.

- (B) On the lands in a heavy black outline on Diagram 1 of By-law No. 412-2014:

- (i) a **vehicle dealership** is permitted;
- (ii) the maximum **front yard setback** is 6.0 metres; and
- (iii) a maximum of six (6) **vehicles** may be displayed for sale within 6.0 metres of the **front lot line**.  
[ By-law: 0412-2014 ]

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 Ave.;
- (B) Despite Clause 60.20.90.10, loading facilities may be permitted in the yard abutting Melham Court;
- (C) A minimum 12 metre wide strip of land along the **lot line** abutting Melham Court must be used for **landscaping** and **vehicle** access; and
- (D) A minimum 18 metre wide strip of land along the **lot line** abutting Finch Ave. must 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 Clause 60.20.30.20 permits, the minimum permitted **lot frontage** is 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 Clause 60.20.90.10, loading facilities may 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 regulation 60.20.20.100.(10), **Open storage** must be in the **rear yard** of the **lot**. [ By-law: 1054-2013 ]

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 Clause 60.20.30.20 permits, the minimum permitted **lot frontage** abutting Midland Ave. is 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 Article 60.20.20, a **vehicle dealership** is permitted;
- (B) Despite Article 60.20.20, a **vehicle fuel station** is not permitted;
- (C) Despite Article 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 Rd. or Sheppard Ave. E.

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 Clause 60.20.90.10, loading facilities may be permitted in the yard abutting Ridgetop Rd. 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 Article 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 Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted in Article 60.20.20, chemical manufacturing, processing and warehousing uses **ancillary** to chemical and pharmaceutical manufacturing, processing or warehousing is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(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 Article 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)

(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 Article 60.20.20, the only permitted uses are **landscaping** and parking.

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 permitted maximum height must not exceed 15.0 metres; and  
(D) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(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 Article 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 permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 589-2008.

(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 permitted. [TO: 438-86; 12 (1) 134 (vi)]

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. [TO: 438-86; 12(1) 135]

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; and [TO: 438-86 12(1) 135]
- (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.

(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.

(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 Rd., 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) 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, the Residential Zone category, an Residential Apartment Zone category, or the 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, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

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

(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 permitted 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)

(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: (None Apply)

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 Ave. and Dufferin St., 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;
- (B) On lands zoned E between Ossington Ave. and Dufferin St., north of Dupont, an **eating establishment** and **take-out eating establishment** are permitted, subject to the condition that they cannot exceed 475 square metres in **interior floor area**;
- (C) On land zoned E between Dufferin St. and the Canadian National Railway line, north of Dupont St., 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 St. and the Canadian National Railway line, north of Dupont St., an **eating establishment** and **take-out eating establishment** are permitted, 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)

(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)

(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 Article 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 permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(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 Article 60. 20. 20, **vehicle** repair and **vehicle** storage is permitted if it is for the servicing and storage of police **vehicles**;
- (B) The minimum permitted **lot area** is 0.4 hectares;
- (C) The maximum **lot coverage** must not exceed 65%;
- (D) The permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(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 Article 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 permitted maximum height must not exceed 15.0 metres; and
- (E) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(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 Article 60. 20. 20, a **vehicle depot**, **vehicle repair shop** and **vehicle service shop** is permitted;
- (B) In addition to the uses permitted in Article 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 permitted maximum height must not exceed 15.0 metres; and
- (F) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the

**dwelling unit.**

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003; and
- (B) City of Toronto by-law 589-2008.

(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 permitted maximum height must not exceed 15.0 metres; and
- (D) No **building** or **structure** may be erected closer than 75 metres to any **building** with a **dwelling unit** in an area zoned for residential purposes unless a public road separates the industrial **building** from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 89-2003;
- (B) City of Toronto by-law 589-2008; and
- (C) On 50 Northline Rd., Section 9.8(l) of the former Borough of East York zoning by-law 6752.

(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.

(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. [TO: 438-86; 12(1) 135]

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. [TO: 438-86; 12(1) 135]

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; and  
(C) On 200 Union St., former City of Toronto by-law 941-88.

(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; and [TO: 438-86; 12(1) 135]  
(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; and  
(B) On 290 OLD Weston Rd., former City of Toronto by-law 22511.

(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; and [TO: 438-86; 12(2) 125]  
(B) On the lands municipally known as 1453 Dupont St. in 1981, a retail, coal, coke and wood yard is permitted. [TO: 438-86; 12 (1) 171(b)]

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

(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; and  
(B) On 53 Strachan Ave., 677 Wellington St. W., 701 Wellington St. W., former City of Toronto by-law 21026.

(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; and
- (B) On 2 Tecumseth St., former City of Toronto by-law 21026.

(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, the Residential Zone category, an Residential Apartment Zone category, or the 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, the Residential Zone category, an Residential Apartment Zone category, or the Commercial Residential Zone category. [TO: 438-86; 12 (1) 52]

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

(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, the Residential Zone category, an Residential Apartment Zone category, or the 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, the Residential Zone category, an Residential Apartment Zone category, or the 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.

(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) Section 12(2) 236 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 386 Symington Ave., Section 12(1) 277 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) Section 12(2) 299 of former City of Toronto By-law 438-86; and
- (B) On 116 Geary Ave., former City of Toronto by-law 293-67.

(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 Rd. in 1980, a food **manufacturing use** involving the use of gelatine is permitted. [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 Article 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) City of Toronto by-law 480-2009.

(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:

- (A) Despite Article 60.20.20.10 and Article 60.20.20.20, on the lands municipally known as 160 Nashdene Road, a **vehicle dealership** and **ancillary** parking structures are also permitted uses on the **lot**. **The outside storage** of vehicles for sale in conjunction with **vehicle dealership** must not be in a yard abutting a street except that a maximum of 12 parking spaces and are permitted in the **street yard abutting** Nashdene Road; and
- (B) The maximum permitted **gross floor area** of all buildings is 0.4; and
- (C) The minimum building setback is:
  - (i) 6.0 metres from a lot line that abuts a street;
  - (ii) 1.0 metres from a rear lot line; and
  - (iii) 3.0 metres from a side lot line that does not abut a street; and
- (D) A minimum of 2.4 parking spaces per each 100 square metres of **gross floor area** for **Vehicle Dealership & Vehicle Service Shop**; and
- (E) A maximum of 2 vehicles may be displayed in a street yard that abuts:

- (i) Markham Road; and
- (ii) Nashdene Road; and

- (F) The maximum height of a parking structure is 9.5 metres, measured from the lowest floor of the parking structure to the highest point of the uppermost floor; and
- (G) A minimum 6.0 metre wide strip of land abutting all street lines shall be required for **landscaping** along the entire length of the street line.

Prevailing By-laws and Prevailing Sections:

- (A) By-law No. 202-2009.
- (B) By-law No. 233-2010. [ By-law: 1007-2014 ]

(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 15 and 33 Brandon Ave. 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.

(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) City of Toronto by-law 130-08GEARY AVE
- (B) On 415 Eastern Ave., former City of Toronto by-laws 401-77 and 651-77.

(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. [TO: 438-86; 12 (1) 175]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) On 17 Cornwall St., former City of Toronto by-laws 234-83 and 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; and
- (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.

(314) **Exception E 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) City of Toronto by-law 130-08.

(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 former City of Scarborough by-law 12360 (Scarborough - Warden Woods Community).

(318) **Exception E 318**

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

## 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 Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) **Parking spaces** must 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)  
[ By-law: 1054-2013 ]

(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 Article 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)

(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 Article 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 Article 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 Article 60.10.20, an animal **hospital** is also permitted; and
- (B) The minimum **building setback** of any **structure** or **building** from the centre line of Oakdale Rd. 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 Article 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 must be set back 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 must not exceed the maximum floor space index of 1.0;
- (D) No more than 60% of the minimum **front yard setback** is to 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 must 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 2.4 metres.

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 Article 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 must not exceed the maximum floor space index of 1.0;
- (C) No more than 60% of the minimum **front yard setback** is to 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 must 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 minimum **side yard setback** is 6 meters;
- (F) The maximum number of **storeys** is 3; and
- (G) 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.

(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 Article 60.10.20, a concrete batching plant is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 St. 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 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 Ave., a fabricated metal product **manufacturing use** is permitted 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; and [TO: 438-86; 12 (1) 155]
- (B) On the lands municipally known as 54 Logan Ave. in 1981, a **vehicle fuel station** is permitted, 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.

(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 permitted 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.; and [TO: 438-86; 12 (1) 155]

(B) On the lands municipally known as 24 Carlaw Avenue in 1981, a photographic plant is permitted 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.

(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 Ave. in 1981, a security services and equipment business use is permitted, 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.

(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 St. in 1981, a **retail service** and a **vehicle depot** are permitted 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.

(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 Ave. in 1981, a breakfast cereal food **manufacturing use** is permitted, 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.

(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; and
- (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 601 Indian Grove, former City of Toronto by-law 96-0227.

(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 St. in 1980, a **vehicle service shop** is permitted. [TO: 438-86; 12 (1) 134 (ix)]

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 St. in 1980, a **vehicle washing establishment** is permitted. [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 St. in 1980, a **vehicle fuel station** is permitted. [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 St. in 1980, a **vehicle service shop** is permitted, 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; and
- (B) On 1272 Dupont St., City of Toronto by-law 216-80.

(129) Exception EL 129

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

## 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 Ave. 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 Ct. is required; and

(B) The maximum height of a radio transmission tower is 216.4 metres above sea level.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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; and
- (B) Schedule 'D' Airport Hazard Map from City of 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 is not permitted in the **front yard**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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 Article 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 must not exceed 1,788 square metres;
- (D) A minimum of 55 **parking spaces** is required;
- (E) Parallel **parking spaces** may 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 E 8

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

Site Specific Provisions:

- (A) The only uses permitted within 70 metres of a **lot** zoned for residential uses are the uses permitted in the Employment Light Industrial zone (EL) and a **shipping terminal**;
- (B) **Open storage** must be set back at least 70 metres from a **lot line** that abuts a lot zoned for residential uses;
- (C) The sole access from Wilson Avenue to a **lot** may be a private right-of-way; and
- (D) Where a **lot** abuts a private right-of-way, the **lot line** that abuts the private right-of-way shall be deemed to be the **front lot line** and no other **lot line** need be treated as a **front lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: OMB PL130592 Feb 3\_2016 ]

(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 Article 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:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(11) Exception EH 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) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.**

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 607-2015 Under Appeal ]

(12) Exception EH 12

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

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** for office uses is the lesser of 0.5 times the **lot area** or 5,000 square metres.  
(B) The permitted maximum **gross floor area** for **retail stores** is the lesser of 0.25 times the **lot area** or 2,500 square metres.  
(C) A **retail store** is permitted under (B) if it sells the following new or used products: furniture, cabinetry, lighting or electrical supplies, plumbing supplies, building products, hardware supplies, home appliances, home electronics and/or other home improvements and construction related goods.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: OMB PL130592 Feb 3\_2016 ]

(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 Article 60.30.20, **open storage** is permitted within the minimum **building setbacks** from the **side lot line** and **rear lot line**.

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 Article 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 Article 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** must 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** must 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 must be provided along the full length of the **lot line** abutting Weston Rd.; and

(F) No **open storage** or operations are permitted closer than:

(i) 9.0 metres from a **lot line** abutting Weston Rd.; 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.

(20) Exception EH 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) Despite the uses listed in Article 60.30.20.10(1), a **funeral home** is a permitted use.

(B) Despite regulation 60.20.50.10(1), a strip of **soft landscaping** is not required along the **lot line** abutting a **street**.

(C) Despite regulation 60.20.80.20(1), two (2) **parking spaces** are permitted to be setback less than 0.5 metres from

the **front lot line** abutting City View Drive and nine (9) of the **parking spaces** are permitted to be setback less than 0.5 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: [ By-law: 586-2016 ]

(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 must be located in the rear of the **building**; and
- (B) Fencing must 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 Article 60.30.20, medical and dentist offices, **open storage** of salvage materials in containers and the repair and maintenance of equipment are permitted.
- (A) In addition to the uses permitted in Article 60.30.20, medical and dentist offices, **open storage** of salvage materials in containers and the repair and maintenance of equipment are permitted; and [ By-law: 607-2015 Under Appeal ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station**. [ By-law: 607-2015 Under Appeal ]

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 Article 60.30.20, the melting of ore and metals in a non-noxious manner is permitted.
- (A) In addition to the uses permitted in Article 60.30.20, the melting of ore and metals in a non-noxious manner is permitted; and [ By-law: 607-2015 Under Appeal ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station**. [ By-law: 607-2015 Under Appeal ]

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 Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**.
- (A) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and [ By-law: 607-2015 Under Appeal ]

Appeal ]

- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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** must be restricted to the **rear yard**; and  
(B) The maximum height is restricted to the height of the principal **building**.  
(B) The maximum height is restricted to the height of the principal **building**; and [ By-law: 607-2015 Under Appeal ]  
(C) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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 Ave. must be used for **landscaping** and two **driveways** for **vehicle** access; and  
(B) **Driveways** for **vehicle** access must not exceed 9.5 metres in width.  
(B) **Driveways** for **vehicle** access must not exceed 9.5 metres in width; and [ By-law: 607-2015 Under Appeal ]  
(C) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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 Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and  
(B) Parking is not permitted within the front **building setback**.  
(B) Parking is not permitted within the front **building setback**; and [ By-law: 607-2015 Under Appeal ]  
(C) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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 Rd. is 0.5 metres.
- (A) The minimum **building setback** from the **lot line** abutting Malley Rd. is 0.5 metres; and [ By-law: 607-2015 Under Appeal ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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.
- (A) The minimum **building setback** from a **side lot line** is 1.8 metres; and [ By-law: 607-2015 Under Appeal ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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** must be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek.
- (A) The **basements** of all **buildings** must be a minimum of 1.8 metres above the invert of the West Branch of the Highland Creek; and [ By-law: 607-2015 Under Appeal ]
- (B) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station.** [ By-law: 607-2015 Under Appeal ]

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.
- (A) The minimum **building setback** from the centre line of the East Highland Creek is 30.0 metres; and [

**By-law: 607-2015 Under Appeal ]**

**(B) Despite regulation 60.30.20.10(1) the following uses are not permitted:**

**Asphalt Plant;**

**Hazardous substance manufacturing, processing or warehousing;**

**Abattoir, Slaughterhouse or Rendering of Animals Factory; and**

**Waste Transfer Station. [ By-law: 607-2015 Under Appeal ]**

**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.

(A) The minimum **building setback** from the centre line of the East Highland Creek is 22.5 metres; and [ By-law: 607-2015 Under Appeal ]

(B) Despite regulation 60.30.20.10(1) the following uses are not permitted:

Asphalt Plant;

Hazardous substance manufacturing, processing or warehousing;

Abattoir, Slaughterhouse or Rendering of Animals Factory; and

**Waste Transfer Station. [ By-law: 607-2015 Under Appeal ]**

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 Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and

(B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court must be used for **landscaping** and **vehicle** access.

(B) A minimum 12 metre wide strip of land running along the **lot line** abutting Melham Court must be used for **landscaping** and **vehicle** access; and [ By-law: 607-2015 Under Appeal ]

(C) Despite regulation 60.30.20.10(1) the following uses are not permitted:

Asphalt Plant;

Hazardous substance manufacturing, processing or warehousing;

Abattoir, Slaughterhouse or Rendering of Animals Factory; and

**Waste Transfer Station. [ By-law: 607-2015 Under Appeal ]**

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 Article 60.30.90, loading facilities are permitted in the **front yard** if the loading facility is setback a minimum of 18 metres from the **lot line** abutting a **street**; and

(B) Is not located adjacent to a **lot line** abutting Warden Ave., Ellesmere Rd. or Birchmount Rd.

(B) Is not located adjacent to a **lot line** abutting Warden Ave., Ellesmere Rd. or Birchmount Rd.; and [ By-law: 607-2015 Under Appeal ]

(C) Despite regulation 60.30.20.10(1) the following uses are not permitted:

Asphalt Plant;

Hazardous substance manufacturing, processing or warehousing;

**Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
Waste Transfer Station. [ By-law: 607-2015 Under Appeal ]**

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 Article 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; and
- (B) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**.
- (B) Despite what is required in Article 60.30.90, loading facilities are permitted in the **front yard** if they are set back a minimum of 18 metres from the **lot line** abutting a **street**; and [ By-law: 607-2015 Under Appeal ]
- (C) Despite regulation 60.30.20.10(1) the following uses are not permitted:  
Asphalt Plant;  
Hazardous substance manufacturing, processing or warehousing;  
Abattoir, Slaughterhouse or Rendering of Animals Factory; and  
**Waste Transfer Station. [ By-law: 607-2015 Under Appeal ]**

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 Article 60.30.20, a real estate office is also permitted.

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

(42) Exception EH 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 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 permitted maximum **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. [TO: 438-86; 12(1) 135]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 292 of former City of Toronto By-law 438-86.

(45) Exception EH 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) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

## 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

(1) Exception EO 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) On 42 and 46 Overlea Boulevard, if the requirements of By-law 1308-2015 are complied with, none of the provisions of 60.40.20.100(6), 60.40.40.70(2)(A)(ii) and 200.5.10.1, apply to prevent the erection or use of a **retail store** if the **retail store** complies with (B) to (E) below:
- (B) A **retail store** may have a single propane tank if it contains no more than 7,570 litres of propane;
- (C) The total **gross floor area** of the **retail store** must not exceed a maximum of 15,550 square metres;
- (D) The minimum west **side yard** setback of the **retail store** is 4.50 metres;
- (E) A **retail store** with a **gross floor area** up to 15,550 square metres must provide 623 **parking spaces**; and
- (F) A **building** or **structure** may be erected in accordance with (A) to (E) above, if all requirements of Schedule 'A' of By-law 1308-2015 are complied with.

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

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Borough of East York Town of Leaside By-law No. 1916. [ By-law: 1308-2015 ]

(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 Article 60.40.20, a **vehicle dealership** is permitted; and
- (B) The minimum frontage for a **lot** used for a **vehicle dealership** is 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 Article 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 Rd. must be constructed in such a manner that:

- (i) the **building or structure** fronts on York Mills Rd.; and
  - (ii) the **building or structure** have loading facilities located so that they are not visible from York Mills Rd. along any sight line that is perpendicular to York Mills Rd.;
- (B) The minimum **building setback** from a **lot line** that abuts York Mills Rd. is 33.5 metres, measured from the centreline of the original road allowance of York Mills Rd.;
- (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)

(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.

(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 Article 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 Article 60.40.20, a funeral establishment is permitted; and
- (B) The floor space index for a **funeral home** must 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) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside by-law 1916.

(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) City of Toronto 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) City of Toronto 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 if:
  - (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; and
  - (ii) **eating establishment, financial institution, personal service shop, and retail store**, if 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**;
- (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 **building 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; and
  - (ii) **eating establishment, financial institution, personal service shop, and retail store**, if 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 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 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; and
- (H) The minimum **building 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 the 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 **building setback** for an underground **structure** from a **lot line** abutting a **street** or a **side lot line** is 2.5 metres;
- (F) The minimum **building setback** for an underground **structure** from a **lot line** abutting the 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 Rd. 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**;
- (G) A minimum 4.6 metre wide **soft landscaping** strip of land is required along all **lot lines** abutting Farnboro Rd., 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 must not exceed the lesser of 4 **storeys** or 15 metres;
- (B) The number of beds in a **nursing home** must not exceed 100;
- (C) A minimum of 45% of the **lot** must be used for **soft landscaping**;
- (D) The minimum **building 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**, must 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.

(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:

- (A) On the lands subject to Exception I-2 the permitted uses is limited to either a **Nursing Home** or a **Retirement Home** that must comply with the following:
  - (i) it is contain more than 100 beds;
  - (ii) the maximum **building** height is the lesser of 3 **storeys** or 13 metres;
  - (iii) the minimum number of **parking spaces** required is equal to 1 **parking space** for each 4 beds;
  - (iv) the minimum required **building setbacks** are those that existed on the date of enactment of this By-law; and
  - (v) the minimum area of **landscaping** required is that which existed on the date of enactment of this By-law.

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

(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:

- (A) The total number of beds must not exceed 256;
- (B) The minimum **building setback** from the **rear lot line** is 12.0 metres;
- (C) The maximum **building** height is the lesser of:
  - (i) along Albion Rd.:

- (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;
- (D) The floor space index on the **lot** must not exceed 0.89;
- (E) The maximum **lot coverage** must not exceed 22.5%;
- (F) A minimum of 50% of the **lot** must be used for no other purpose than **landscaping** and a minimum of 85% of that **landscaped** area must be used for **soft landscaping**; and
- (G) The width of a **driveway** between Albion Rd. and the rear of the main **building** must not be less than 24 feet in width.

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

(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:

- (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)

(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) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36 metres, if the **lot line** abuts Eglinton Ave., measured from the original centreline of the **street**;
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%; and
- (D) **Amenity space** must be provided inside a **building** at a minimum rate of 9.0 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 14, of former City 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 **building setback** from a **lot line** that abuts Pharmacy Ave. is 18.5 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 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** must not be more than 20% of the **lot area**;
- (F) **Amenity space** must be provided inside the senior citizen **apartment building** at a minimum rate of 1.4 square metres for each **dwelling unit**; and
- (G) For the senior citizen **apartment building**, **parking spaces** must be provided at a minimum rate of 0.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 57, of former City 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:

Site Specific Provisions:

- (A) The minimum **building 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%; and
- (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.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 35 and 37, of former City 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**; and
  - (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 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:

- (A) Schedule "C" Exceptions 33 and 34, of former City 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;** and

(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%; 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:

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

(i) 13.5 metres from the northerly **lot line;** and

(ii) 6.0 metres from the easterly **lot line;**

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

(i) 20.5 metres, where the **lot line** abuts Danforth Ave., measured from the centreline of Danforth Ave.;

(ii) 6.0 metres, where the **lot line** abuts Leyton Avenue; and

(iii) 4.5 metres, where the **lot line** abuts Robinson Avenue;

(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** is used for **soft landscaping;** and

(E) **Parking spaces** must be provided at a minimum rate of 0.2 for each **dwelling unit**.

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

(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:

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

(B) **Parking spaces** must be provided at the minimum rate of 1 for each 4 beds; and

(C) The **gross floor area** of all floors above grade, in all **buildings**, must not be more than the area of the **lot**.

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

(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:

(A) The minimum **building 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; and

(C) **Parking spaces** must 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**.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 0.5 for each 100 **gross floor area**; and
- (C) required **parking space** may be located on the abutting **lot** to the south.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Morningside Ave. or Ellesmere Rd. is 36.0 metres, measured from the original centreline of the **street**.

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

(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:

- (A) The minimum **building setback** from the southerly **side lot line** is 5.4 metres; and
- (B) **Parking spaces** must be provided at a minimum rate of:
  - (i) 0.6 for each seniors **dwelling unit**;
  - (ii) 1.3 for each residence for a doctor, nurse or student; and
  - (iii) 2.05 for each 100 square metres of medical space.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 26.0 metres measured from the centreline of the **street**.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is 4.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 11.0 metres;
- (D) The minimum **building 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** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed

sitting room.

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

(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:

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

- (i) 1.5 metres from the northerly **lot line**;
- (ii) 6.0 metres from the southerly **lot line**; and
- (iii) 4.0 metres from the **front lot line**;

(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** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

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

(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:

(A) The minimum **building setback** from a **front lot line** is 6.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in a RD or RS zone is 8.0 metres;

(C) There is 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** must 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** must be surface parking.

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

(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:

(A) The minimum **building setback** from a **front lot line** is 4.5 metres;

(B) The minimum **building setback** from a **side lot line** is 3.5 metres;

(C) The minimum **building 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** must be provided at a minimum rate of 0.3 for each nursing bed, **dwelling unit** or bed sitting room.

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

(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:

(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; and
  - (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** must 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; and
- (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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres; and
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

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

(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 **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 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 half the total height of the two **buildings**;
- (D) **Amenity space** must 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 if they are set back 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 must be equal to 45% of the **gross floor area** of all **storeys** located at or above grade; and
- (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)

(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 **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building 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:

- (A) The minimum **building 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.

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

(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 **building setback** from the east **lot line** is:
  - (i) 30.0 metres for **buildings** and **structures**; and
  - (ii) 10 metres for **ancillary buildings** used as **landscaping** feature;
- (B) A roof having a height greater than 20 metres must be set back a minimum of 100 metres from the east **lot line** and 39 metres from the west **lot line**;
- (C) The portion of a parking **structure** that is wholly below grade must be set back a minimum of
  - (i) 10 metres from the easterly **lot lines**; and
  - (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** must be used for **landscaping**, walkways and bicycle path;
- (F) A minimum of 50% of the **lot** not covered by permissible **buildings** and required **parking spaces** must be used for **landscaping** accessible to the public;
- (G) A minimum of 156 **parking spaces** must be provided on site parking for all uses except a school. All other required parking must be located not more than 350 metres from any **lot line** of the **lot**;
- (H) A minimum of 40 **parking spaces** must be required on site for a school; and
- (I) A maximum of 375 square metres may be used for a **retail store**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 8, of former City 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**; and
  - (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 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:

- (A) Schedule "C" Exception 16, of former City 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:

- (A) The maximum number of **dwelling units** is 400;
- (B) The maximum **lot coverage** is 18%;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36 metres where the **lot line** abuts Lawrence Ave.; and
  - (ii) 12.0 metres from all other **streets**;
- (D) **Parking spaces** must 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 if 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** must be used for **landscaping**;
- (G) **Amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit** or bed sitting room;
- (H) The minimum **building setback** from the easterly **lot line** is a distance equal to half the height of the **building**; and
- (I) Only a seniors **apartment building** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 47, of former City of Scarborough by-law 9510.

(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:

- (A) The minimum **building 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; and

- (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.

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

(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:

- (A) The minimum **building setback** from a **lot line** is:
- (i) 36.0 metres where the **lot line** abuts Markham Rd.; and
  - (ii) 9.0 metres where it abuts East **park** Boulevard;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres;
- (C) The minimum **building 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 if 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%; and
- (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.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 40, of former City of Scarborough by-law 9510.

(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:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) Indoor **amenity space** must be provided at a minimum rate of 2.8 square metres for each **dwelling unit**;
- (C) The minimum **building 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; and
  - (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**; and
  - (ii) no required yard setback from the westerly **side lot line**;
- (E) The maximum number of **dwelling units** is 48; and
- (F) **Parking spaces** must be provided at a minimum rate of 0.25 for each **dwelling unit** or bed sitting room.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 67, of former City of Scarborough by-law 9510.

(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 **building setback** from a **lot line** is 3.0 metres;

- (C) The maximum height of a **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** must be provided at the minimum rate of:
  - (i) 1.0 for each **dwelling unit**;
  - (ii) 0.1 for each **dwelling unit** and used for visitor parking; and
  - (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; and
- (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 Rd.;
  - (ii) from a **side lot line**, is 7.5 metres or half the height of the **building** whichever is the greater; and
  - (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 if 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; and
- (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**;
- (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** must 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 spaces** must 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; and
- (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** must be provided at the minimum rate of 3 for 100 square metres of **gross floor area**;
- (B) The minimum **building 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 Ave.;
- (C) A minimum 6.0 metre wide strip of land along the entire length of the easterly **lot line** must be used 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:

- (A) The minimum **building setback** from a **lot line** that abuts McCowan Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) 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
- (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.

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

(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 **building setback** from a **lot line** that abuts a **street** is:
  - (i) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of

the road; and

(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**; and

(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; and

(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.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 18 of former City of Scarborough by-law 10076.

(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:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 4.0 metres;

(B) The minimum **building setback** from the easterly **lot line** is 6.0 metres;

(C) The minimum **building setback** from a **rear lot line** is 6.0 metres;

(D) The maximum **lot coverage** is 50%;

(E) **Parking spaces** must be provided at the rate of: 0.3 for each **dwelling unit** or bed sitting room; and

(F) The maximum height of a **building** or **structure** is 12.0 metres and 3 **storeys**.

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

(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:

(A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 36.0 metres, measured from the original centreline of the **street**; and

(B) An entire **building** or **structure** must be at least 76 metres from the top of the bluff.

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

(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 **building setback** from a **lot line** that abuts a **street** is:

(i) 36.0 metres where the **lot line** abuts Kingston Rd., measured from the centreline of the road; and

(ii) 12.0 where the **lot line** abuts Brimley Rd.;

(C) The minimum **building setback** from a **rear lot line** is a distance equal to half the height of the **building**;

(D) The minimum **building setback** from a **side lot line** is:

- (i) 7.5 metres from the easterly **lot line**;
  - (ii) a distance equal to 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** if 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;
- (G) Indoor **amenity space** must 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** must be **landscaped**; and
- (I) **Parking spaces** must 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 for visitor parking.

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

(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 **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The maximum **lot coverage** is 40%; and
- (C) All lands not covered by **buildings** and required **parking spaces** must be **landscaped**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 44, of former City 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 **building setback** from a **lot line** that abuts Old Kingston Rd. 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 minimum **building setback** from the westerly **lot line** is 4.5 metres;
- (D) The minimum **building setback** from the most southerly **lot line** of **lot 3**, Plan M-1677 is 4.5 metres;
- (E) The minimum **building setback** from all other **side lot line** and **rear lot line** is 7.5 metres;
- (F) A minimum of 30% of the **lot area** must be **landscaped**;
- (G) The maximum number of beds is 132, including 32 nursing beds;
- (H) **Parking spaces** must be provided at a rate of 1 for each 4 beds; and
- (I) A minimum of:
  - (i) 6 **parking space** may be located in the **front yard**; and
  - (ii) 55% of the required **parking spaces** may be located on a **lot** that is within 60.0 metres of this **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City 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 **building setback** from a **lot line** that abuts Kingston Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) A minimum of 30% of the **lot area** must be **landscaped**; and
- (D) The maximum height of a **building** or **structure** is 2 **storeys** and 8.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City 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** is 14.5 metres and 4 **storeys**;
- (C) Indoor **amenity space** must be provided at a rate of 1.12 square metres for each **dwelling unit**;
- (D) The maximum **lot coverage** is 33%;
- (E) The minimum **building setback** from **side lot line** is:
  - (i) 3.0 metres from the southerly **side lot line**; and
  - (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 must be provided at a rate of 1 for each **dwelling unit**;
- (H) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (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 **building setback** from a **lot line** that abuts:
  - (i) Galloway Rd., Morningside Ave., Manse Rd. or Beechgrove Dr. is 31.0 metres; and
  - (ii) any other **street** is 9.0 metres;
- (B) The minimum **building setback** from **rear lot line** or a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**; and
- (C) Underground parking **structures** may be located in a required yard if they are set back 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**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 50, of former City 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 **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abut Old Kingston Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same is a distance equal to half the combined total height of the two **buildings**;
- (D) Indoor **amenity space** must 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 **building setback** from a **lot line** that abuts a **lot** in the RD zone or RS zone is 7.5 metres;
- (F) The maximum **gross floor area** must 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**;
- (I) **Parking spaces** must 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 **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 36.0 metres;
  - (ii) Morningside Ave. is 31.0 metres; and
  - (iii) any other **street** is 9.0 metres;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same is a distance equal to half the combined total height of the two **buildings**;
- (D) Indoor **amenity space** must 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** must 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 if they are set back 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**;
- (H) **Parking spaces** must 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 **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 1.5 time the area of the **lot**;
- (C) Indoor **amenity space** must 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**; and
  - (ii) 26 if located in a **townhouse building**;
- (F) The maximum height of a **building** or **structure** is 5 **storeys** and 22.0 metres; and
- (G) **Parking spaces** must be provided 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 **parking spaces** per unit is be used as visitor **parking spaces**; and
  - (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 **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Old Kingston Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The **gross floor area** of all **buildings** must not be more than 50% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 36 and 37, of former City of Scarborough by-law 10327.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) 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:

- (A) 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.

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

(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:

- (A) Only a fire hall, police station or ambulance depot is permitted, and the **building** must be:
- (i) set back 7.5 metres from a **lot line** that abuts a **street**; and
  - (iii) set back 3.0 metres from a **side lot line**.

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

(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:

- (A) The only uses permitted on these lands is a Senior Citizens' Home and a Seniors' Day Care Centre;
- (B) For the purposes of this Exception:
- (i) Senior Citizens' Home means 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 means 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;
- (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**.

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

(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:

- (A) Only a **Nursing Home** is permitted with a maximum of 199 beds;
- (B) **Parking spaces** must be provided at a minimum rate of 3 for each 10 beds;
- (C) required **parking spaces** must be located in a **side yard** 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** must be used for **landscaping**;
- (E) except for permitted **parking spaces** and **drive aisles**, the **front yard** must be used for no other purpose than **landscaping**; and
- (F) A minimum of one elevator must be provided in each **building** of more than one- **storey** in height.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres.

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

(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:

- (A) Only the following uses are permitted:
- (i) a **place of worship**;
  - (ii) a **retirement home** consisting of a maximum of 190 self-contained **dwelling units** and in addition there must 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;
- (B) The minimum **building setback** from a **lot line** is:
- (i) 25.0 metres from a **lot line** that abuts Danforth Rd.;
  - (ii) 30.0 metres from the westerly **lot line**; and
  - (iii) 12.0 metres in all other cases;
- (C) The maximum **lot coverage** is 20%;
- (D) A minimum of 40% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (E) The minimum **building 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**;
- (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** must 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 square metres of the following: **gross floor area** minus the **interior floor area** of **basements** and rooms used exclusively for heating, cooling, ventilation and electrical; and
  - (ii) for a **retirement home**, at a minimum rate of one **parking space** for each 5 **dwelling units**.

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

(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:

- (A) The only uses permitted on the **lot** are:
- (i) **day nursery**;
  - (ii) **nursing home**;
  - (iii) **place of worship**; and
  - (iv) **retirement home**;
- (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**;
- (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** must be provided at a minimum rate of

0.3 for each bed sitting room and **dwelling unit**.

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

(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**;
- (B) The intensity of use must not exceed an F.S.I. of 1.8; and for the purpose of this exception, 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";
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum above ground separation between the **main walls** of two **buildings** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Sheppard Ave.; and
  - (ii) 12.0 metres if the **lot line** abuts Pharmacy Ave.;
- (G) **Parking spaces** must 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 Ave.

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

(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:

- (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 Ave.; and
  - (ii) 26.0 metres, measured from the original centreline of the **street** if the **lot line** abuts Brimley Rd.;
- (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 must be set back 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** must be **landscaped**; and
- (E) The only uses permitted are ambulance depots, fire halls, police stations, police training facilities, **public utilities**, and **public works yards**.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres;
- (C) A maximum of 8 **parking spaces** 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**.

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

(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:

- (A) Despite regulation to the contrary, only a **nursing home** is permitted;
- (B) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. 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 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 spaces** must be provided at a minimum rate of 0.3 for each bed in the **nursing home**; and
- (G) **Parking spaces** must be located in a **side yard** or **rear yard**.

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

(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:

- (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.

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

(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:

- (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.

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

(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:

- (A) On the lands, a **post-secondary school** is permitted.

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 St. W., Section 12(2) 226 of former City of Toronto of By-law 438-86;  
(C) On 317 Dundas St. W., City of Toronto by-law 997-04; and  
(D) On 20 GRANGE RD, 100 McCaul St., 100R McCaul St., the even numbered addresses of 74-76 McCaul St., and 80 McCaul St., City of Toronto by-law 714-01.

(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 former City 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) 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 lot line that abuts a **street**; and  
(ii) 5.0 metres from a **side lot line**;  
(C) The maximum **lot coverage** is 35%; and  
(D) **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)

(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) half 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 half 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**; and
- (C) A minimum of 20% of the required **parking spaces** are for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City of Scarborough by-law 10327.

(95) Exception I 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) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

## 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

(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:

- (A) A single **nursing home** use is permitted provided:
  - (i) the maximum height of the **nursing home** is the lesser of 3 **storeys** and 12.0 metres;
  - (ii) the **nursing home** is have a maximum of 160 **bed-sitting rooms**; and
  - (iii) there must be a minimum of 21 **parking spaces** provided for the **nursing home**;
- (B) A single medical office **building** is permitted if:
  - (i) the maximum height of the medical office **building** is the lesser of 4 **storeys** and 16.0 metres; and
  - (ii) parking must be provided at the minimum rate of 3.0 spaces for each 100 square metres used as a **financial institution** or pharmacy and at a minimum rate of 5.5 **parking spaces** for each 100 square metres used for all other offices uses in the **building**; and
- (C) On the date of the enactment of this By-law:
  - (i) the maximum **lot coverage** is equal to the area of the **lot** covered by all **building** and **structures**;
  - (ii) the permitted maximum **gross floor area** for all **buildings** on a **lot** is not exceed the **gross floor area** of all **building** existing on the **lot**;
  - (iii) the minimum number of required **parking spaces** is 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** is equal to the existing height of that part of the **building**.

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

(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:

- (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 is 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 is the maximum height for that part of the **building**; and
- (E) The distance that **buildings** and **structures** are set back from existing **lot lines** is the minimum required yard setback for those **buildings** and **structures**.

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

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 55 - 57 Ameer St., 3560 Bathurst St., and 30 - 36 Baycrest Avenue, Section 64.44(2), of the former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) The maximum floor space index is 0.75;
- (B) The permitted maximum height must not exceed the height of the tallest **lawfully existing building or structure** on the **lot**; and
- (C) The minimum required **building setback** from each **lot line** is the distance between that **lot line** and the nearest **main wall** of a **lawfully existing building** on the **lot**. [ By-law: 0559-2014 ]

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

(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:

- (A) The maximum **lot coverage** must not exceed the lower of:
  - (i) 35%; or
  - (ii) that which existed on the date of the enactment of this By-law;
- (B) The maximum **gross floor area** is not exceed that which existed on the date of the enactment of this By-law;
- (C) The permitted maximum height for each part of each **building** or **structure** is 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** is not be less than that which existed for each part of each **building** on the date of the enactment of this By-law; and
- (E) The minimum number of **parking spaces** required is not be reduced to less than the number of **parking spaces** that existed on the date of the enactment of this By-law.

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

(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 must not exceed 40% of the **lot area**;
- (B) The minimum **front yard setback** is 18 metres where the **front lot line** front onto Birchmount Rd.;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (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 **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (B) The **gross floor area** of all **buildings** must not be more than 100% of the **lot area**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 23 and 24, of former City 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:

(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**.

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

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 124-2002.

(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:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. , is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**;
- (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.

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

(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:**

- (A) On a **lot** in the area bounded by College St., Queens Quay, John St. and Church St., a **recreation use** and an **amusement arcade** is permitted that is not subject to the required parking rates set out in this By-law; [TO: 438-86; 12(1) 397(ii)]
- (B) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted; and [TO: 438-86; 12(2) 132]
- (C) On the lands municipally known as 124 Edward St., despite regulation 80.20.20.100(20)(B), a **post-secondary school** is not required to be in association with a **hospital**.

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86.

(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:**

- (A) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted. [TO: 438-86; 12(2) 132]

**Prevailing By-laws and Prevailing Sections:**

- (A) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (B) City of Toronto by-law 593-06; and
- (C) On 610 University Ave., former City of Toronto by-law 326-92.

## 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

(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:

- (A) no **building** is to be located less than 15.2 metres from any part of a **lot** located in the Residential Zone category or apartment zone category;
- (B) The maximum **building** height is 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; and
- (D) The parking requirements contained in (C) applies to the all lands subject to Exception 2, despite any future division of the lands.

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.21(1) of the North York zoning by-law 7625.

(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:

- (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.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1988-11.

(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 Rd. in 1983, a **vehicle fuel station** is permitted if all other regulations of this By-law are complied with. [TO: 438-86; 12(1) 262]
- (B) Despite 200.5.10.1(1) no **parking spaces** are required for a **post-secondary school**. [ By-law: 0559-2014 ]

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-law 569-2013 as amended  
Zoning By-law for the City of Toronto  
Office Consolidation September 30, 2016

By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) These lands must comply with former Borough of East York by-law 91-1991.
- (A) Section 7.5.4.25 of the former Borough of East York zoning by-law 6752. [ By-law: 607-2015 Under Appeal ]

## **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.

## 900.34 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of North York by-law 26795; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (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** must not 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** must be used for **soft landscaping**.

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

(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 **building 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**;

- (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;
- (D) The **gross floor area** of all **buildings** must not exceed 35% of the **lot area**; and
- (E) **Parking spaces** must 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:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** is the distance equal to the greater of:
  - (i) 15.0 metres where the **lot line** abuts a **lot** in the RD zone or RS zone;
  - (ii) half the height of the **building**; and
  - (iii) half the width of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (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.
- (E) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**; and

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

(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 **building 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 **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (E) The minimum separation between two **buildings** on the same **lot** is a distance equal to 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; and
- (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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**; and
- (D) 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 surface of the lowest floor used for parking to the finished grade.

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

(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:

- (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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** other than Birchmount Rd. is 5.7 metres; and
- (E) The maximum **lot coverage** is 30%.

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

(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:

- (A) The minimum **building setback** from a **lot line** is 9.0 metres;
- (B) The minimum **building setback** from the centreline of Highland Creek is 15.0 metres; and
- (C) The maximum **lot coverage** is 30%.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (C) The permitted maximum 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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (C) The permitted maximum 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum height of a **building** is 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
- (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**; and
  - (ii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**.

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

(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:

- (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**; and
  - (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%.

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

(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:

- (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** that abuts Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The maximum **lot coverage** is 50%.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 30.0 metres where the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 27.0 metres where the **lot line** abuts Victoria Park Ave., measured from the original centreline of the **street**; and

- (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The **gross floor area** on the **lot** must 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; 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

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is the greater of:
  - (i) 5.7 metres; and
  - (ii) a distance equal to 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; 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **gross floor area** on the **lot** minus the **gross floor area** of the **basement** must not be more than 40% of the **lot area**;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (E) The maximum number of **storeys** is 4.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is:
- (i) 25.0 metres, measured from the original centreline of the **street**, if the **front lot line** abuts Danforth Ave., Danforth Rd. or Warden Ave.; and
- (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The **gross floor area** of all **buildings** must 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.

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

(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:

- (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) 0.75 metres from the easterly most **lot line**; and
  - (ii) 3.0 metres from all other **lot lines**; and
- (C) The maximum **lot coverage** is 50%.

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

(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:

- (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) 17.5 metres from a **front lot line**, 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**; and
  - (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 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)

(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:

- (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** is 30 metres where it abuts Ellesmere Rd., measured from the original centreline of the **street**;
  - (ii) from a **side lot line**, a distance equal to half the height of the **building**; and
  - (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 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)

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 20.5 metres measured from the centreline of the **street**;
- (B) The minimum **building 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.

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

(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 Ave. is 16.5 metres measured from the original centreline of the **street**;
- (B) The minimum **building 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** must not exceed 30% of the **lot area**; and
- (D) The maximum **lot coverage** is 33%;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 29 of former City 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:

- (A) The minimum **building setback** from a **front lot line** is 14.5 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.45 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 24.0 metres where the front line abuts Kingston Rd., measured from the original centreline of the **street**; and
  - (ii) 14.5 metres for all other **streets**, measured from the original centreline of the **street**.

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

(36) Exception IPW 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** 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 that abuts a **street** is 22 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is the distance equal to half the height of the **building**; and
- (D) **Gross floor area** calculations do not include **basements**.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres; and
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

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

(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:

- (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 Rd. is 25.0 metres measured from the original centreline of the **street**;
  - (ii) from a **side lot line**, is a distance equal to half the height of the **building**; and
  - (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 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)

(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:

- (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**; and
  - (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 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)

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Finch Ave.;
  - (ii) 12.0 metres where the **lot line** abuts Pharmacy Ave.; and

9.0 metres in all other cases;

- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) A **structure** used for below grade parking is permitted to encroach into a required yard setback that abuts a **street** if 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.

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

(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:

- (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**; and
  - (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 greater of:
  - (i) the area of the **lot** covered by all **buildings** and **structures** that **lawfully** existed on the date of the enactment of this By-law; or
  - (ii) 40%; 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.

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

(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:

- (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**; and
  - (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; 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.

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

(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:

- (A) A **place of worship** is permitted if 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** is provide parking in compliance with the requirements of this By-law;

- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**; and
- (E) The maximum **lot coverage** is 40%.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres where it abuts Sheppard Ave., Neilson Rd. or Finch Ave.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main wall** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**; and
- (D) The maximum **lot coverage** is 50%.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **lot line** 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**; and
  - (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; and
- (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.

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

(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:

- (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**; and
- (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 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)

(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:

- (A) The minimum **building 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**; and
  - (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; and
- (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.

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

(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:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 13.0 metres where the **lot line** abuts Sheppard Ave.;
  - (ii) 9.0 metres where the **lot line** abuts Neilson Rd.; 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; and
- (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.

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

(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 **building setback** from a **lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Sheppard Ave.;
  - (ii) 12.0 metres where the **lot line** abuts Milner Ave.; 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; and
- (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 if there is a minimum of 480 square metres used as a **place of worship**;
- (B) The number of **dwelling units** must 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** must not be more than 1.41 times the area of the **lot**;
- (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 1 **parking space** for **dwelling unit**, of which 30% must be for visitor parking;
- (F) Of the required **parking space** 25% may have a minimum width of 2.5 metres; and
- (G) The maximum height of a **building** or **structure** is the lesser of 10 **storeys** and 33 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 32, of former City 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:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36 metres;
- (B) The minimum **building setback** from a **side lot line** is 6.0 metres;
- (C) The **gross floor area** of all **buildings** must 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; and
- (F) **Parking spaces** must be provided:
  - (i) at the minimum rate of 5.3 **parking spaces** (i) each 100 square metres of **gross floor area** up to a maximum of 1000 square metres; and
  - (ii) for the all **gross floor area** over 1000 square metres, at the rate required by the parking standards in Chapter 200.

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

(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:

- (A) For a **place of worship** and its **ancillary** uses, **parking spaces** must 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**; and
- (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**; and

(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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 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; and
- (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.

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

(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:

- (A) The minimum **building setback** from the **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The 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
- (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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres where the **lot line** abuts Midland Ave. or Brimley Rd., measured from the original centreline of the **street**; and
  - (ii) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) 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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 9.0 metres from all other **streets**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 33.0 metres where the **lot line** abuts Sheppard Ave., measured from the original centreline of the **street**; and
  - (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; and
- (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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Heather Rd. is 9.0 metres; and
  - (ii) Brimley Rd. is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **building** on the same **lot** is a distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 20%; and
- (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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** that abuts Sheppard Ave. is 33.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 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.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 40%;
- (D) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 7.5 metres; and
- (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.

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

(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 **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (C) The minimum **building 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; and
- (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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **main wall** of a **building** has an entrance to a **parking space**, that portion of the **main wall** must be set back from a **lot line** that abuts a **street** a minimum of 6.0 metres;
- (C) **Parking spaces** must 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; 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.

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

(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:

- (A) The maximum **lot coverage** is 22%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (D) An underground parking **structure** may be located in a required yard if 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**; and
- (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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 36.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 7.5 metres;
- (C) The **gross floor area** of all floors excluding **basements** must 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; 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.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

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

(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 **building setback** from a **lot line** that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%;
- (D) Indoor **amenity space** must be provided at a rate 1.5 square metres for each **dwelling unit**; and
- (E) **Parking space** may be located in a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 84, of former City 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:

- (A) The gross floor area of all **buildings** must not be more than 30% of the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
- (C) The minimum **building setback** from the westerly **lot line** is 18.0 metres.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (C) The maximum **lot coverage** is 50%.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 50%; and
- (D) All lands not covered by **buildings** and required parking must be **landscaped**.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 7.7 for each 100 square metres of **gross floor area**; 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.

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

(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:

- (A) The **gross floor area** of all **buildings** must not be more than 40% of the area of the **lot**;
- (B) **Parking spaces** must 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; and
- (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**; and
  - (iii) from a **rear lot line**, the distance between the **rear lot line** and the closest **main wall** of a **lawfully existing building**.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from

the original centreline of the **street**;

- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**; and
- (D) The maximum **lot coverage** is 40%.

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

(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:

- (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 10.8 metres;
- (C) The **gross floor area** of all **buildings** must not be more than 30% of the **lot area**; and
- (D) A minimum of 2 **parking space** must be provided for each **dwelling unit**.

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

(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:

- (A) The minimum **building setback** from a **lot line** is 7.5 metres;
- (B) The maximum **lot coverage** is 20%; and
- (C) The **gross floor area** of all **buildings** must not be more than 40% of the **lot area**.

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

(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:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. and Lawrence Ave. 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 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**.

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

(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 greater of:
  - (i) 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; or
  - (ii) 50%; and
- (C) The minimum **building setback** from a **lot line** is:
  - (i) 3.0 metres if the **lot line** abuts Old Kingston Rd.;
  - (ii) 13.0 metres if the **lot line** abuts Morrish Rd., measured from the centreline of Morrish Rd.;
  - (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 Ave., and is measured from the original centre line of the **street**; and
  - (ii) 16.0 metres if the **lot line** abuts Huntingwood Dr., and is measured from the original centre line of the **street**;
- (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 the RD zone must be used for **soft landscaping**, other than a permitted **driveway** access from Huntingwood Dr.; 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 **building setback** from a **front lot line** that abuts Sheppard Ave. is 21.0 metres, measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to 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; and
- (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 former City 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 **lawful** height of the **building** or **structure** that 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 Ave. East and Morningside Ave., measured from the original centre line of the **street**; and
  - (ii) from a **side lot line** and **rear lot line**, half the height of the **building**;
- (C) The maximum **lot coverage** is the greater of:
  - (i) the percentage of the area of the **lot** covered by all **building** on the date of the enactment of this by-law; and
  - (ii) 50%; and
- (D) All lands not covered by permitted **buildings** may only be used for **landscaping** and **parking spaces**.

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

(94) Exception IPW 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** that abuts Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (B) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None)

(95) Exception IPW 95

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

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 3.0 metres; and
- (B) The maximum **gross floor area** is 33% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None)

(96) Exception IPW (x96)

The lands, or a portion thereof as 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) 22.0 metres from a **lot line** that abuts Bellamy Rd., measured from the original centre line; and

(ii) half the height of the **building** from any other **lot line**; and

(B) The maximum **gross floor area** excluding **basements** is 40% of the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None)

## 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 Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) Article 90.10.40. does not apply to a **transportation use**.

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

[ By-law: 607-2015 Under Appeal ]

(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:

- (A) In addition to the uses permitted in the O zone, a parking area for the industrial **buildings** erected on 265 Bartley Drive is also permitted.

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

(3) Exception O3

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

Site Specific Provisions:

- (A) The **lawfully existing** below ground parking structure is permitted and may be used to accommodate required **parking spaces** from and for the abutting lands to the south, municipally known in the year 2015 as 140 Carlton Street, subject to such terms and conditions as are or may be set in any sub-strata lease or transfer from the City.

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

[ By-law: PL130592 April 1 2016 ]

(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 permitted. [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; and  
(C) On 340 Christie St., former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.

(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: (None Apply)

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; and
- (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 and 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 Rd. 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 50 Pricefield Rd., 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:

- (A) Despite regulations to the contrary, a maximum of one **detached house** is permitted.

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

(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 St. in 1981, a **place of assembly** that is a theatre is permitted 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. and 16 Alexander St., former City of Toronto by-laws 511-82 and 488-85.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; and 514-86.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 198-79; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; and 514-86.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 531-78; 532-78; 533-78; 204-79; 39-80; 546-83; 547-83; and 49-90;  
and  
(B) On 485 Shuter St., former City of Toronto by-laws 284-72 and 204-79.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 10 Court St., former City of Toronto by-laws 653-87 and 354-90.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 149 Bleeker St., former City of Toronto by-laws 657-76, 493-77, 494-77, 572-77, 678-79, 689-80, 525-82 and 740-04.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 115 King St. E., former City of Toronto by-law 70-90.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 19 Park Rd. and 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 162 Bloor St. W., former City of Toronto by-laws 492-80 and 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-laws 515-76; 576-76; 677-76; 24-77; 614-77; 391-78; 478-78; 664-78; 812-78; 889-78; 373-79; 615-79; 884-79; 61-80; 879-80; 116-82; 145-83; 92-85; 514-86; and 513-90; and
- (B) 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.

(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 Ave., and 11 Westmoreland Ave. 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 Ave. in 1981, an office is permitted. [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; and
- (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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.37(18) of the former City of North York zoning by-law 7625.

(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:

- (A) If 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; and
- (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.

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

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.37(1) of the former City of North York zoning by-law 7625.

(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:

(A) In addition to the uses permitted in the ON zone, a **Public Works Yard** is also permitted.

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

(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:

(A) In addition to the uses permitted in the ON zone, an Arts and Cultural centre is also permitted.

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

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) 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:

(A) On the lands subject to this exception one or both of the following uses are permitted:

(i) a private residence; and

(ii) 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

- (B) A photography studio is also permitted as an **ancillary** use to a catering business, if a minimum of 1 **parking space** rate is provided for every 4.6 square metres of floor area, including outdoor dining area devoted to patron use.

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

(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:

- (A) In addition to the uses permitted in the ON zone, and despite the location below the top of bank, a **post-secondary school** and **recreation uses ancillary** to the **post-secondary school** are also permitted; and
- (B) The uses permitted in (A), above, may be located in one or more wholly enclosed **buildings** with a total maximum **gross floor area** of 5,100 square metres.

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

(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 permitted uses, **buildings** or **structures** are limited to underground utilities, flood or erosion control, storm water management and conservation works.

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

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 1611 Bathurst St., 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

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

(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: (None Apply)

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 319 of former City of Toronto By-law 438-86; and
- (B) 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 former City 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.37(2) of the former City of North York zoning by-law 7625.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.37(5) of the former City of North York zoning by-law 7625.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21580.

(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:

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

- (i) 25.0 metres, where the **lot line** abuts Birchmount Rd., measured from the original centreline of the **street**; and  
(ii) 9.0 metres in all other cases;

- (B) The minimum **building setback** from a **side lot line** is 3.0 metres; and

- (C) The maximum **lot coverage** is 20.0%.

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

(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:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Victoria Park Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Pharmacy Ave. or Chester Le Blvd.; and
  - (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Victoria Park Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Pharmacy Ave. or Chester Le Blvd.; and
  - (iii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

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

(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 **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LePeer Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LePeer Boulevard; and
  - (ii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 26, of former City 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:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Birchmount Rd. or Finch Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 18.0 metres where the **lot line** abuts Birchmount Rd. or Finch Ave.;
  - (ii) 7.5 metres where the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**; and

- (D) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

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

(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:

- (A) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and  
(B) The minimum separation between two **buildings** on the same **lot** is a distance equal to half the combined height of the two **buildings**.

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

(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:

- (A) In addition to the uses permitted in the OR zone, a **zoo** is also permitted.

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

(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: (None Apply)

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.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.37(17) of the former City of North York zoning by-law 7625.

(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:

- (A) The minimum **building setback** from a **front lot line** that abuts Pharmacy Ave. is 22.0 metres.

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

(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:

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

- (i) 18.0 metres, if the **lot line** abuts Meadowvale Rd.;
- (ii) 12.0 metres, if the **lot line** abuts Dean Park Rd.; and
- (iii) 7.5 metres from any other **street**;

(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.

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

(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:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres; and

(B) The minimum **building setback** from a **lot line** that does not abut a **street** is 7.5 metres.

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

(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:

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

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

(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:

(A) The minimum **building setback** from a **lot line** is 12.0 metres.

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

(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:

(A) The minimum **building setback** from a **lot line** that does not abut a **street** is 12.0 metres.

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

(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:

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

(i) 12.0 metres where the **lot line** abuts a **street**; and

(ii) from any other **lot line**, a distance equal to half the height of the **building**.

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

(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:

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

- (i) 12.0 metres where the **lot line** abuts a **street**; and
- (ii) 7.5 metres from any other **lot line**.

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

(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:

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

- (i) 7.5 metres where the **lot line** abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
- (ii) 6.0 metres from any other **street** line;

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

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

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

(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:

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

- (i) 18.0 metres where the **lot line** abuts Finch Ave. or Brimley Rd.;
- (ii) 12.0 metres where the **lot line** abuts Alexmuir Blvd.; and
- (iii) 7.5 metres from any other **street** line; and

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**.

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

(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: (None Apply)

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.

(30) Exception OR 30

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) 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;

(C) Section 12(1) 397 of former City of Toronto By-law 438-86;

- (D) Section 12(1) 305 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) 208 of former City of Toronto By-law 438-86; and
- (G) Former City of Toronto by-laws 840-78, 41-79, 245-79, 834-79, 71-91 and City of Toronto by-law 1330-08.

(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 permitted. [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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(320) of the former City of York zoning by-law 1-83.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 4588 and 4600 Bathurst St., Section 64.21(14) of the former City of North York zoning by-law 7625.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 419-425 Coxwell Ave., former City of Toronto by-law 384-91.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 20 GRANGE RD, 100 McCaul St., 100R McCaul St., the even numbered addresses of 74-76 McCaul 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 341 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 325 of former City of Toronto By-law 438-86;
- (C) City of Toronto by-law 191-01(OMB); and
- (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 former City 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 former City 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 Ave. in 1981, a **day nursery** is permitted. [TO: 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 permitted; [TO: 438-86; 12 (1) 181]
- (B) On the lands municipally known as 328 Walmer Rd. in 1983, a **detached house** is permitted for a **building** that existed on the **lot** on July 11, 1983;
- (C) On the lands municipally known as 330 Walmer Rd., 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 Ave. in 1983, the Spadina House **museum** is permitted 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 permitted 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; and

(B) Section 12(2) 323 of former City of Toronto By-law 438-86.

(85) Exception OR 85

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

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 285 Melita Ave., former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.

## 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 **building setback** from a **lot line** is 18.0 metres;
- (B) The maximum **lot coverage** is 0.5%; and
- (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:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Markham Rd. is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) Scarborough Golf Club Rd. is 25.0 metres, measured from the original centreline of the **street**.

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

(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:

- (A) The lands subject to this exception must 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:
  - (i) despite regulation 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;
  - (ii) 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
  - (iii) the minimum required number of **parking spaces** is the actual number of **parking spaces** on the date of the enactment of this By-law, and if there is an increase in **gross floor area** additional **parking spaces** must be provided in compliance with this By-law.

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

## 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) 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:

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

- (i) 22.0 metres where the **lot line** abuts St. Clair Ave., McCowan Rd., Brimley Rd. or Bellamy Rd., measured from the original centreline of the **street**; and
- (ii) 9.0 metres in all other cases.

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

(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:

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

- (i) 22.0 metres where the **lot line** abuts St. Clair Ave., McCowan Rd., Brimley Rd. or Bellamy Rd., measured from the original centreline of the **street**; and
- (ii) 36.0 metres where the **lot line** abuts Kingston Rd., measured from the original centreline of the **street**.

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

(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 **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**.

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

(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 St. W., former City of Etobicoke by-law 1984-217.

(8) Exception OC 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 64.39-A(1) of the former City of North York zoning by-law 7625.

(9) Exception OC 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) A minimum of 35 **parking spaces** is required.

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

(10) Exception OC 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 only permitted uses are **cemetery, public utility and transportation uses**; and

(B) The maximum **gross floor area** permitted is 10.0 square metres.

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

## 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:

- (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**.

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

(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 permitted; and [TO: 438-86; 12 (1) 258]  
(B) On the lands **open storage** for utility poles is permitted. [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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86; and  
(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86; and  
(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**;
- (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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands former City of North York by-law 30367, and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) 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: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, by-laws 30318 and 28862, of the former City of North York; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(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:

- (A) 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**:
  - (i) **parking spaces**;
  - (ii) **open storage**; and

(iii) **vehicle depot.**

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

(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 **average grade** and the elevation of the highest point of the **building or structure**;
- (B) Regulation 100.10.20.100(6) (B) does not apply to a **vehicle depot** that is in association with a public **transportation use**; and
- (C) On the lands municipally known as 1411 Queen St. E. in 1983, **public parking**, a **vehicle depot** for public transit **vehicles**, and offices are permitted. [TO: 438-86; 12(1) 236]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 381 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 389 of former City of Toronto By-law 438-86; and
- (C) 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.

(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:

- (A) 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**:
  - (i) **parking spaces**; and
  - (ii) **vehicle depot.**

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

(48) Exception UT 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) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

## **Chapter 970 Appendices**

### **970.1 General**

(1) (THIS SECTION DOES NOT CURRENTLY CONTAIN REGULATIONS)

## **Chapter 990 Zoning By-law Map**

### **990.1 General**

(1) Zoning By-law Map

The Zoning By-law Map for this By-law is located in a separately bound Zoning By-law Map booklet with the individual map sheets identified on the index map located at the front of the map book.

### **990.10 Zoning By-law Map**

(1) Zoning By-law Map

The Zoning By-law Map for this By-law is located in a separately bound Zoning By-law Map booklet with the individual map sheets identified on the index map located at the front of the map book.  
[ By-law: 1675-2013 ]

## **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.